

\$619,000 - 858 Walgrove Boulevard Se, Calgary

MLS® #A2158928

\$619,000

5 Bedroom, 4.00 Bathroom, 1,483 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

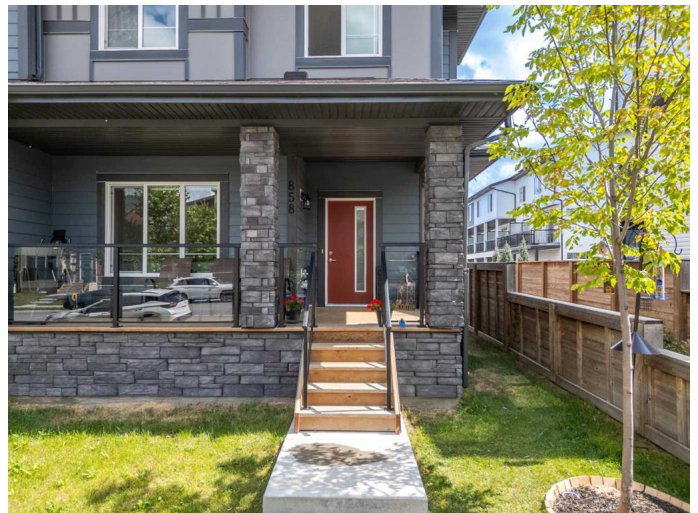
OPEN HOUSE: SATURDAY, AUGUST 24,
10:00 AM - 2:30 PM & SUNDAY, AUGUST 25,
10:00 AM - 2:30 PM

Welcome to 858 Walgrove Blvd – Do not miss out on this RARE, one-of-a-kind corner unit townhome in the beautiful community of Legacy. Built in 2022, this home offers a spacious living experience with no condo fees, a large lot, a 2-car garage, and a fully developed 2-bedroom basement with its own separate entrance. Perfect for investors or homeowners seeking extra space, this property provides flexibility and comfort in an unbeatable location.

Located in a peaceful neighborhood surrounded by key amenities, this home is just a short walk from parks and a daycare, with schools, stores, and a shopping center only minutes away by car.

The main floor features an open-concept design filled with natural light. The modern kitchen, equipped with stainless steel appliances and a large island, seamlessly flows into the living area. A powder room and direct access to the patio and backyard complete this level.

Upstairs, the large master bedroom includes a walk-in closet and an ensuite bathroom. Two additional well-sized bedrooms, a 4-piece bathroom, and a centrally located laundry



closet complete the well-planned upper floor.

The newly developed basement features a 2-bedroom, complete with built-in closets, a full kitchen, a private laundry area, and a storage room. With its own separate entrance, this space is ideal for guests or extended family

With its prime location, corner lot, double car garage, and fully developed basement, 858 Walgrove Blvd stands out as an exceptional opportunity for both homeowners and investors.

Built in 2022

Essential Information

MLS® #	A2158928
Price	\$619,000
Sold Price	\$615,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,483
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	858 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0W6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated

Interior

Interior Features	Bidet, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Gas Range, Microwave Hood Fan, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2024
Date Sold	September 9th, 2024
Days on Market	19
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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