

# \$675,000 - 34 Walgrove Passage Se, Calgary

MLS® #A2204218

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,453 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

Welcome to this charming two-storey detached home located in the sought-after community of Walden in SE Calgary. With almost 2,150 square feet of total living space, including the basement. This move-in-ready home offers modern comfort, thoughtful upgrades, and a welcoming atmosphere. The home's great curb appeal is enhanced by a spacious front porch, perfect for enjoying your morning coffee or unwinding in the evening.

Step inside to an inviting open-concept layout with 9-foot ceilings that seamlessly connect the spacious living and dining areas. The beautifully designed kitchen features a large quartz peninsula, perfect for meal prep and entertaining. Cooking enthusiasts will appreciate the upgraded gas range, chimney hood fan, and built-in microwave, giving the space a professional feel. The kitchen also boasts stainless steel appliances including a dishwasher, and an upgraded fridge with a water & ice dispenser. Also, tons of cabinet storage and a half bathroom is conveniently located on this level for guests and everyday use.

Upstairs, the primary bedroom offers a generous retreat with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms provide comfortable living space, complemented by a shared 4-piece bathroom. The laundry area is also conveniently located on this floor for added ease.



The fully developed basement, finished by the builder, expands the home's living space. It includes a spacious recreation room, a well-sized bedroom with a walk-in closet, and another 3-piece bathroom. Additionally, the basement offers tons of extra storage space and a second washer, ideal for washing work clothes, rugs or other items.

Enjoy outdoor living with a deck, built by the builder, that's perfect for relaxing or entertaining. The double-car garage, also built by the builder, provides ample parking and storage. The property is fully fenced and beautifully landscaped, offering privacy and a finished outdoor space to enjoy.

Don't forget that the Walden community offers the perfect blend of urban convenience and natural beauty. With parks, walking paths, and green spaces, it's ideal for outdoor activities. The community provides easy access to shopping, dining, schools, and major roadways, ensuring a comfortable and convenient lifestyle.

With a great neighbourhood, quality craftsmanship, thoughtful upgrades, and move-in-ready appeal, this home is a complete package offering style, function, and peace of mind for its next owners.

Built in 2020

### **Essential Information**

MLS® #	A2204218
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,453
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Walgrove Passage Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4S1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning R-G

## **Listing Details**

Listing Office Keller Williams BOLD Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.