

# \$569,900 - 307 Walgrove Boulevard Se, Calgary

MLS® #A2228035

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,848 sqft

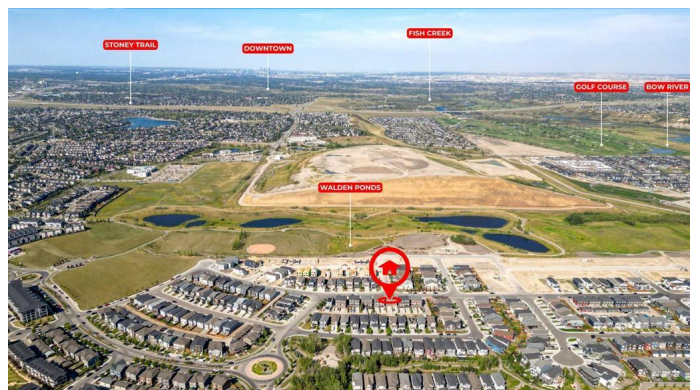
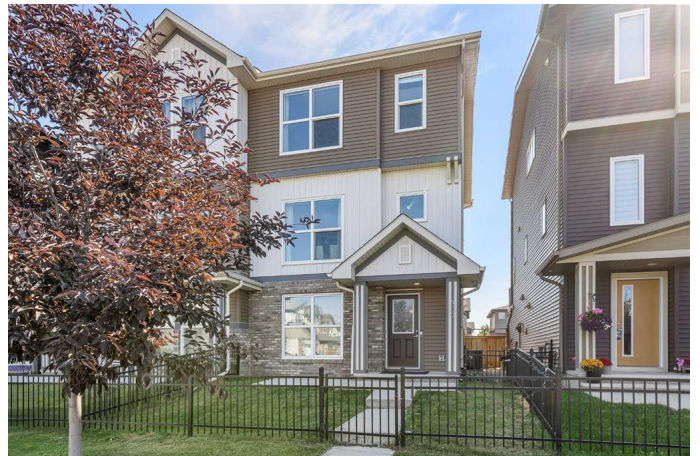
Residential on 0.06 Acres

Walden, Calgary, Alberta

Welcome to this stunning 3-storey semi-detached home offering nearly 1,850 sqft of thoughtfully designed living space in the highly sought-after community of Walden, SE Calgary. Boasting 3 bedrooms, 2.5 bathrooms, a north facing front yard and patio, an incredible 6 parking spots with rear attached garage, and a spacious balcony facing south, with NO condo fees and NO HOA, this home is a dream come true for families and anyone needing extra vehicle space.

The main floor features a versatile denâ€”perfect for a home officeâ€”along with a huge storage room that can be used as gym or another home office, accessed from the garage, and a convenient double car attached garage. Extra-long drive way allow 4 more cars to be parked. On the second level, you'll be greeted by a bright and modern open-concept kitchen, complete with a sleek island, ample cabinets, a spacious pantry, upgraded gas range, built-in microwave, upgraded stainless steel appliances, and upgraded pot lights. The adjacent living area is filled with natural light, thanks to its large south-facing windows, and opens onto a sunny balcony with a gas line for your BBQ. On the opposite side, the dining area features massive north-facing windows that overlook a quiet street, offering tranquil views of lush, green, open landscapes.

The third level hosts the expansive primary bedroom with a picturesque window, a walk-in closet, and a private 4-piece ensuite. Two



additional bedrooms, a second 4-piece bathroom, and a laundry area complete this level, providing comfort and convenience for the whole family.

Outside, the front yard is fenced and landscaped, with a concrete patio perfect for enjoying warm summer evenings. In the back, youâ€™ll find a huge south facing balcony on the main floor along with a massive concrete driveway with room for four more vehicles, making this home ideal for families with multiple cars or a larger vehicle like a truck / RV / Trailer.

Additional perks include central air conditioning, a nearby childrenâ€™s park and playgrounds, and close proximity to shopping, recreational centers, hospitals, bus stop, and the Bow River. With quick access to Macleod Trail, commuting into the city is a breeze. Don't miss out on this fantastic home in Waldenâ€™ book your showing today!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228035               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,848                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

**Community Information**

|         |                           |
|---------|---------------------------|
| Address | 307 Walgrove Boulevard Se |
|---------|---------------------------|

|             |         |
|-------------|---------|
| Subdivision | Walden  |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X4C8  |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                            |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Off Street, Parkade |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Gas Range, Oven, Range Hood, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Basement          | None                                                                                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, BBQ gas line                         |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot, Landscaped |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame, Concrete                 |
| Foundation        | Poured Concrete, Slab                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 85              |
| Zoning         | R-2M            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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