

\$744,900 - 50 Walgrove Bay Se, Calgary

MLS® #A2246470

\$744,900

3 Bedroom, 3.00 Bathroom, 2,343 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

DEAR FUTURE HOMEOWNERâ€”

I hope you love slow mornings. The kind where the sun pours in through the THREE-PANEL PATIO DOORS while the coffee brews, and someone quietly unloads the dishwasher in a kitchen that finally has enough counter spaceâ€”because this one has TWO ISLANDS. One for cooking. One for gathering. Or homework. Or wine and charcuterie. Or toddlers with blueberries. Life is layered. This kitchen gets that.

I hope you love thoughtful design. Not flashy-for-the-sake-of-it, but the kind that just makes sense. QUARTZ COUNTERTOPS THROUGHOUT. A Silgranit undermount sink. Chimney hood fan. BUILT-IN MICROWAVE. A gas line roughed-in for your dream stove. And 50" upper cabinets that keep clutter tucked away, so your counters stay as calm as your mornings try to be.

I hope you love walk-in closetsâ€”because every bedroom has one. No arguments. No â€œwell, mine has more sunlight but yours has more storage.â€• Just function. Fairness. Maybe even a little peace and quiet. And when the dayâ€™s chaos winds down, your master bedroom becomes a true reset zoneâ€”complete with DUAL SINKS, a SOAKER TUB, GLASS SHOWER, and just enough room to exhale.

I hope you appreciate the upstairs laundry



room. Not just because it's upstairs, but because it includes a FOLDING COUNTER, and SINK ROUGH-IN—so laundry doesn't have to feel like a burden. It can just be part of the rhythm.

And I hope you fall a little in love with the bonus room—the one for movie marathons, sleepovers, unfinished board games, and afternoons when the house feels still. It's central, right-sized, and quietly brilliant.

But most of all, I hope you're someone who sees value in planning ahead. Because this home has a SIDE ENTRY, 9 foundation walls, and a full host of ROUGH-INS IN THE BASEMENT: bathroom, laundry, and bar sink. A 200 AMP electrical panel gives you the flexibility to build more—without reworking what's already smart. Whether you're thinking rental, or teen hangout zone, this home was built with options in mind.

And if you're wondering about the neighbourhood—I hope you love the kind of place where you can WALK TO GET COFFEE, wave to neighbours you actually know, and SEND THE KIDS TO THE PARK without a second thought. WALDEN WAS DESIGNED FOR THAT. It's connected and complete, with shops you'll use, streets that stay quiet, and trails you'll come to rely on when your head needs clearing.

This is the Jefferson model from Homes by Avi. 2,343 SQ. FT. OF SPACE THAT WORKS NOW—AND WILL KEEP WORKING LATER. Built smart. Designed to last. Waiting for someone who sees the value in all of it.

Possession is set for late September 2025.
The house is nearly finished. It just needs you.

I hope you find it in time.
â€”Your future self

â€¢ PLEASE NOTE: Photos are of a finished Showhome of the same model â€“ fit & finish may differ on finished spec home. Interior selections & floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2246470
Price	\$744,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Walgrove Bay Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5N9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed, Shingle Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	70
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.