

\$694,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2253290

\$694,900

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

Welcome to 40 Walgrove Mews â€” a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking pathâ€”no neighbours immediately behind you!

Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry.

Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area.

Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar areaâ€”perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home.

Opportunities like this donâ€™t come oftenâ€”especially in such a desirable



community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!

Built in 2020

Essential Information

MLS® #	A2253290
Price	\$694,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	40 Walgrove Mews Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Master Downstairs
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.