

# \$599,900 - 307 Walgrove Boulevard Se, Calgary

MLS® #A2201676

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,848 sqft

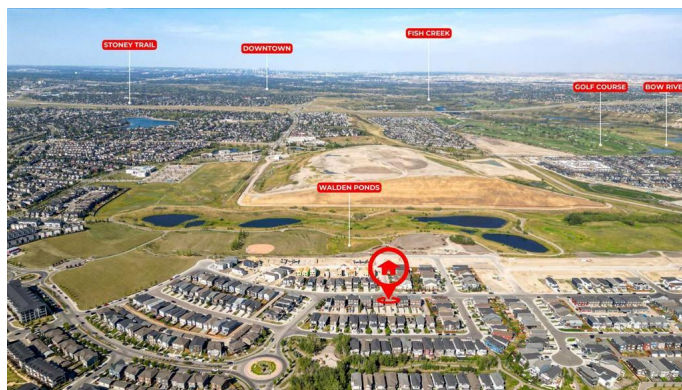
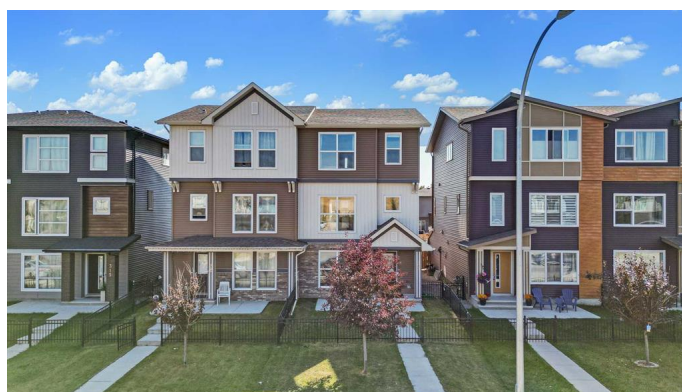
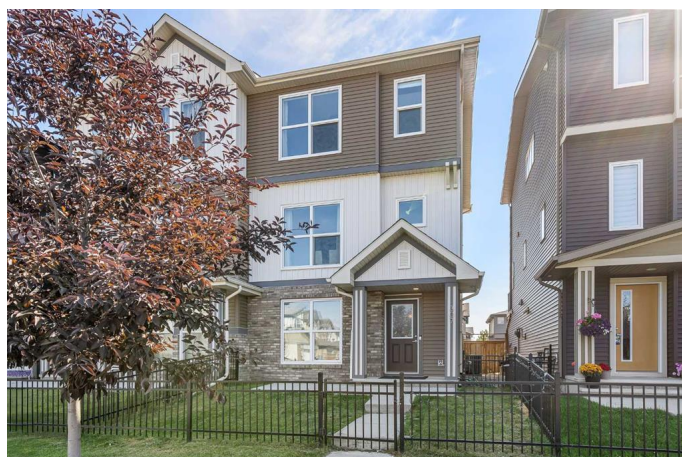
Residential on 0.06 Acres

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® #	A2201676
Price	\$599,900
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	3 Storey, Side by Side
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, Parkade, Driveway, Garage Door Opener, Garage Faces Rear, Off Street
# of Garages	2

### Interior

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

### Exterior

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

### Additional Information

Date Listed	March 14th, 2025
Days on Market	46
Zoning	R-2M

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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