

# \$699,999 - 37 Walgrove Passage Se, Calgary

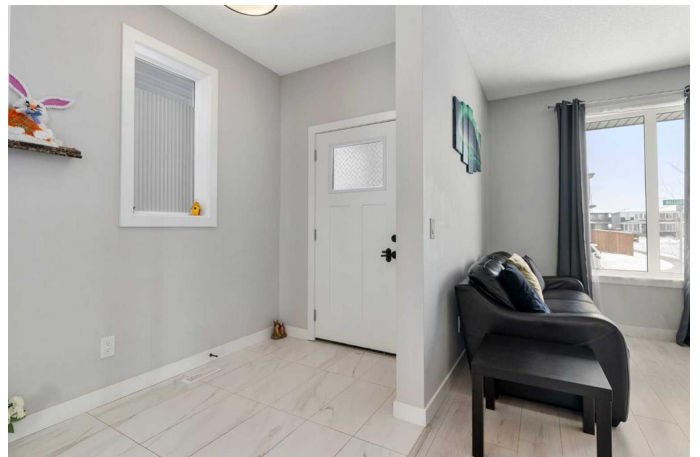
MLS® #A2192735

**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,699 sqft  
Residential on 0.10 Acres

Walden, Calgary, Alberta

CORNER LOT !!! Come and discover this stunning corner lot home in the highly desirable community of Walden in SE Calgary. Boasting almost 1700 SQFT of living space on a 4499 SQFT corner lot, this home features three bedrooms, two and a half bathrooms, a bonus room and a large detached two-car garage. As you enter the home into the spacious foyer you will immediately appreciate the open concept of the main level leading you to an exceptional kitchen equipped with high-end stainless steel appliances, including a built-in microwave and gas range. This modern and functional kitchen offers upgraded quartz countertops and upgraded cabinets, a large island, double door pantry, and tile backsplash. The main floor also includes a convenient mudroom, a half bath, dining area, and a family sized living room, all complimented by the 9 foot ceilings. Upstairs, you'll find a bright bonus room, the spacious primary bedroom with a 5-piece ensuite with the added bonus of heated flooring and a walk-in closet with a window to allow more natural light in the space, two additional large bedrooms, a 4-piece bathroom and laundry room with bonus built-in shelving. Additional highlights of this home include , rough-ins in the unfinished basement for a future bathroom, and a professionally built deck and fence. This home is filled with natural light thanks to additional windows throughout and features luxurious vinyl plank flooring on the main floor, upgraded tiles at front and back



entrances and bathrooms and laundry room, with carpeting on the stairs and upper floor. The home is still under Alberta New Home Warranty. The welcoming family oriented community of Walden offers parks, Soccer & Baseball fields, the expansive pathway system allows residents to enjoy the Walden ponds, and Fish Creek Provincial Park. Two commercial plazas on 194 Ave & 210 Ave offer essential medical and wellness facilities as well as 100 retail shops, restaurants, and services. Easy access to 194 Ave, Macleod Trail, Stoney Trail & Deerfoot highway making connectivity to the rest of the city a breeze. Call your realtor today and schedule a showing to make this amazing house your new home.

Built in 2020

### **Essential Information**

MLS® #	A2192735
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	37 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 Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 12th, 2025  
Days on Market 51  
Zoning R-G

### Listing Details

Listing Office eXp Realty

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