# \$829,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2197381

# \$829,900

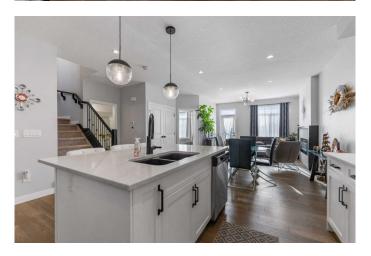
4 Bedroom, 3.00 Bathroom, 1,424 sqft Residential on 0.09 Acres

Walden, Calgary, Alberta

\*\*Open House - Saturday March 8th from 12:00pm to 3:00pm.\*\*Welcome to this Rare opportunity to own a Bungalow with a second level bedroom/bonus room over the garage in the sought after community of Walden! Located in a guiet cul-de-sac with a South facing Backyard, this unique bungalow has a walk-out developed basement and backs on to a walking path with no neighbours immediately behind. The Main floor features a Large Primary bedroom with a 5-peice ensuite and walk-in closet. There is also another Full 4-piece Bathroom on the main floor, Laundry, Chic Kitchen with a Large Island, Built-in Oven and Microwave, Gas Cooktop and panty. The upper floor is an extra-large area that can be used as another Bedroom or Bonus Room. The Basement is Fully Developed and the first thing you will notice is that with all the natural light, it doesn't feel like a basement! There is a nice bar area, 2 Bedroom and Full Bathroom and separate entrance so you can walk-out to your zero-maintenance backyard. This home is well taken care of with the original owner and is a must see! Call to book your private showing today!







Built in 2020

# **Essential Information**

MLS® # A2197381 Price \$829,900 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,424

Acres 0.09

Year Built 2020

Type Residential

Sub-Type Detached

Style Bungalow

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 Built-in Features, Double Vanity, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Walk-In Closet(s), Master Downstairs

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Baseboard, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 15

Zoning R-G

# **Listing Details**

Listing Office eXp 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.