

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

MLS® #A2201676

**\$599,900**

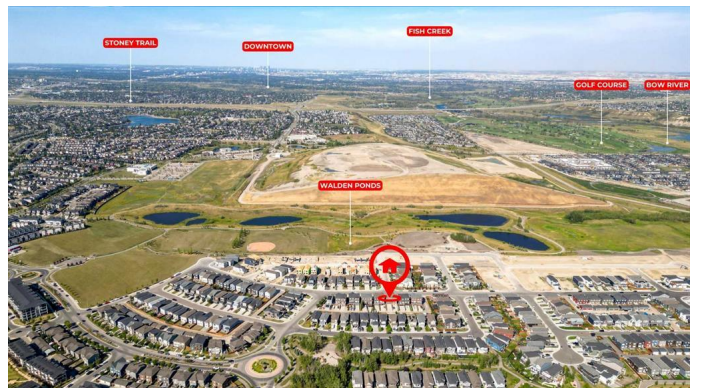
3 Bedroom, 3.00 Bathroom, 1,848 sqft  
Residential on 0.06 Acres

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, you'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 children'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 Walden—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	Side by Side, 3 Storey
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, Garage Door Opener, Off Street, Parkade, Driveway, Garage Faces Rear
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.