# \$649,900 - 41 Walgrove Green Se, Calgary

MLS® #A2253492

## \$649,900

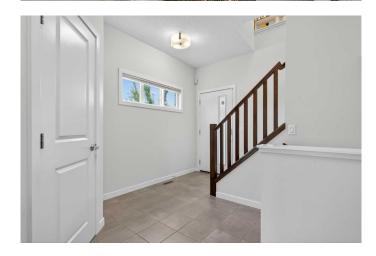
3 Bedroom, 3.00 Bathroom, 1,767 sqft Residential on 0.09 Acres

Walden, Calgary, Alberta

Move right in and don't worry about a thing! New Furnace & Hot Water Tank (2023) On a sunny corner lot at the top of a cul-de-sac in highly sought after Walden, this air-conditioned family home is less than 10 years old and priced to sell. Owners are moving out of province and are open to including some items. With hardwood floors, 9' ceilings on the main level, walk-in pantry (and a second pantry or storage area on the main), and impressive upgrades, it's ready for you to move right in! There is a walk-in closet, ensuite with soaker tub and separate shower in the primary suite, as well as two other bedrooms, a large bonus room, generous laundry room, and a custom shower in the family bathroom. A generous two-level deck includes a custom patio cover to allow you to enjoy the south-facing landscaped yard while relaxing in the shade. The fully fenced backyard is perfect for children and pets. A small utility shed is tucked away out of sight. À OVER \$60,000 IN CUSTOM UPGRADES! A few of the Upgrades: (new HE furnace (2023), 50 gallon family-sized hot water tank (2023), upgraded attic insulation (2024), new professionally installed Kidde smoke/CO2 detectors (2025), professionally landscaped backyard with patio cover (2022), high end kitchen appliances, including GE dual fuel range-(gas stovetop with double electric oven with convection) (2022) and a Valor H3 fireplace with ledgerstone surround (2022). Basement is partially finished with Wood OSB







on the walls and laminate flooring, A ceiling has no drywall, and the furnace room area is not enclosed. A Electrical was professionally wired by a licensed electrician. IF you want to go SOLAR in the Future this home has the Rough-in for Future Solar already installed. This home has clearly been meticulously maintained, including professional cleaning every month! Even the garage door was serviced recently (new rails and hardware). Move right in and don't worry about a thing! Just blocks from shopping (Legacy) and a park/playground, this home offers neighborhood walkability and family-friendly amenities within minutes. Schedule your showing and see what makes this home stand out from all the rest.

#### Built in 2016

### **Essential Information**

MLS® # A2253492 Price \$649,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,767
Acres 0.09
Year Built 2016

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 41 Walgrove Green Se

Subdivision Walden
City Calgary
County Calgary

Province Alberta
Postal Code T2X 2H8

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Corner Lot

Roof Asphalt

Construction Brick, Vinyl Siding Foundation Poured Concrete

#### Additional Information

Date Listed September 5th, 2025

Days on Market 57
Zoning R-G

# **Listing Details**

Listing Office TREC The Real Estate Company

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