

# \$949,900 - 560 Walgrove Boulevard Se, Calgary

MLS® #A2259381

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,370 sqft

Residential on 0.09 Acres

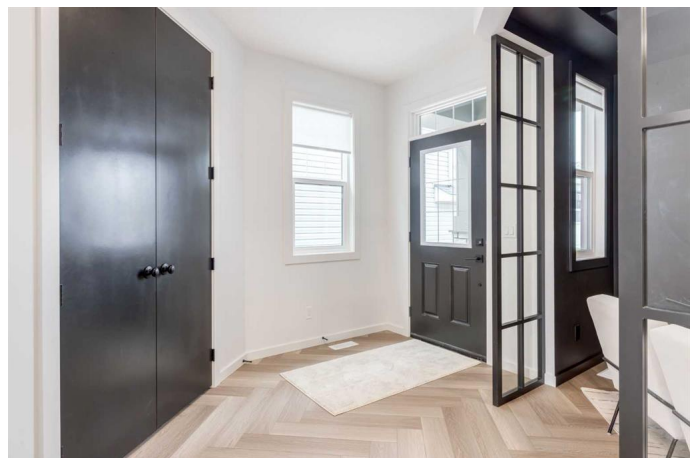
Walden, Calgary, Alberta

WHEN A HOUSE STARTS OUT AS A SHOWHOME, YOU NOTICEâ€™THE DETAILS ARE SHARPER, THE FINISHES BOLDER.

This Homes by Avi build carries the kind of features you rarely see offered togetherâ€™deliberate, dramatic, and designed to impress. Now, instead of open house hours, itâ€™s ready for its first owner, with possession at the END OF NOVEMBER.

The main floor begins with an office that doesnâ€™t apologize for being front and center. Framed in GLASS-PANEL WALLS and finished in a bold black palette with a COFFERED CEILING overhead, itâ€™s designed to be on displayâ€™equal parts workspace and showpiece. From there, herringbone-pattern LUXURY VINYL PLANK flooring pulls you through the open plan: past the WATERFALL QUARTZ ISLAND and Silgranit sink in the kitchen, into a dining area that opens through a three-panel glass door to the 14â€™ x 10â€™ DECK with gas line. The living room centers on a FIREPLACE FEATURE WALL clad in vertical wood slats stained to match the dark kitchen cabinetry, dramatic and grounding all at once.

Upstairs, the BONUS ROOM vaults high, finished with a wet bar and fridge so the space lives just as easily for movie marathons as it does for casual evenings in. The master bedroom takes luxury further: DUAL VANITIES frame a SOAKER TUB beneath a wide



window, paired with a glass shower that feels more spa than standard. From there, the flow continues into a walk-in closet fitted with CUSTOM WOOD SYSTEMS and large enough for a central bench—then on to a laundry room finished with COUNTER, SINK, AND CABINETRY that look as considered as the rest of the home. Two more bedrooms, each with their own walk-in closet, and a full bath round out the level.

The lower level is fully finished as a LEGAL BASEMENT SUITE, complete with its own kitchen, FULL APPLIANCE PACKAGE, laundry, and private entry. Independent systems—including a sub-panel and second furnace—make it practical and comfortable for multigenerational living, long-term guests, or rental income.

This was never a standard build. A SPRINKLER SYSTEM, TANKLESS HOT WATER, 200-amp electrical service, GARAGE MAN DOOR, and AIR CONDITIONING confirm its showhome pedigree, while glass stair railings and designer finishes tie every floor together in one cohesive statement.

Set on a SOUTH-FACING LOT in Walden, the location matches the home's intent. JUST A BLOCK FROM WALDEN PONDS, PATHWAYS, AND PARKS, it gives you instant access to trails and greenspace, while schools, shopping, and dining sit minutes away. Quick routes via Macleod Trail and Stoney keep the rest of the city in easy reach.

Showhome polish. Real-life readiness. This one is complete from top to bottom.

Built in 2023

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259381    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,370       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 560 Walgrove Boulevard Se |
| Subdivision | Walden                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4Y7                   |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                                      |
| Heating           | High Efficiency, Forced Air, Natural Gas, Humidity Control, Zoned                                                                                                                                                                                                                                        |
| Cooling           | Central Air, Full                                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                      |

|                 |                                       |
|-----------------|---------------------------------------|
| # of Fireplaces | 1                                     |
| Fireplaces      | Electric, Living Room                 |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard                 |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame, Mixed             |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 11                |
| Zoning         | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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