

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

MLS® #A2201676

**\$599,900**

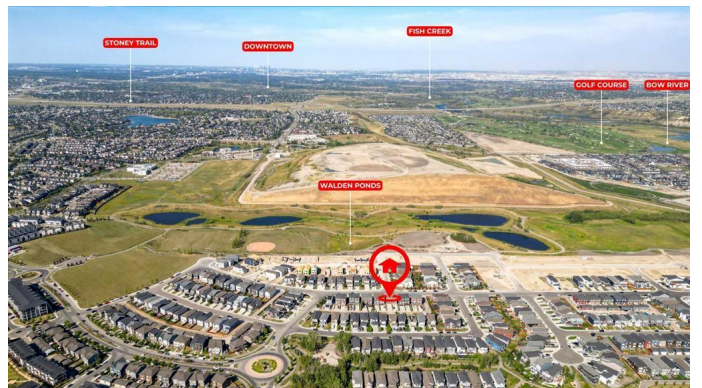
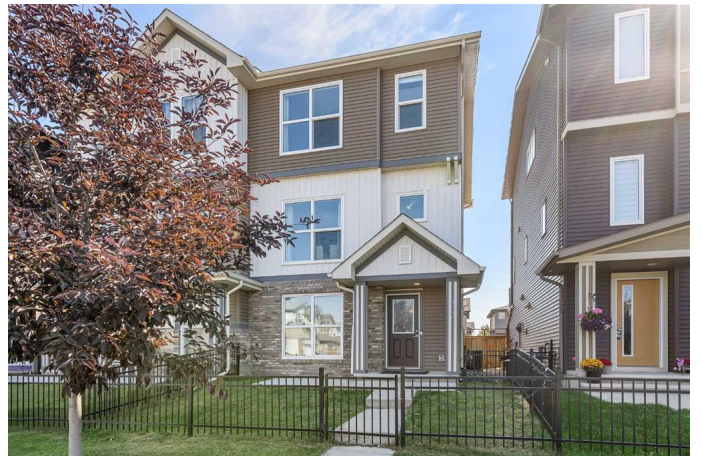
3 Bedroom, 3.00 Bathroom, 1,848 sqft  
Residential on 0.06 Acres

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 den—perfect for a home office—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 Faces Rear, Off Street, Parkade, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
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
Days on Market	27
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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