

# \$755,000 - 40 Walgrove Mews Se, Calgary

MLS® #A2217074

**\$755,000**

4 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

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 quiet 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-piece 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® # A2217074

Price \$755,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,423       |
| 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, Separate Entrance, 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    | May 2nd, 2025 |
| Days on Market | 28            |
| Zoning         | R-G           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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