

# \$765,000 - 40 Walgrove Mews Se, Calgary

MLS® #A2217074

**\$765,000**

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                      \$765,000

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
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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	1
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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