

\$699,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2234506

\$699,900

4 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.09 Acres

Walden, Calgary, Alberta

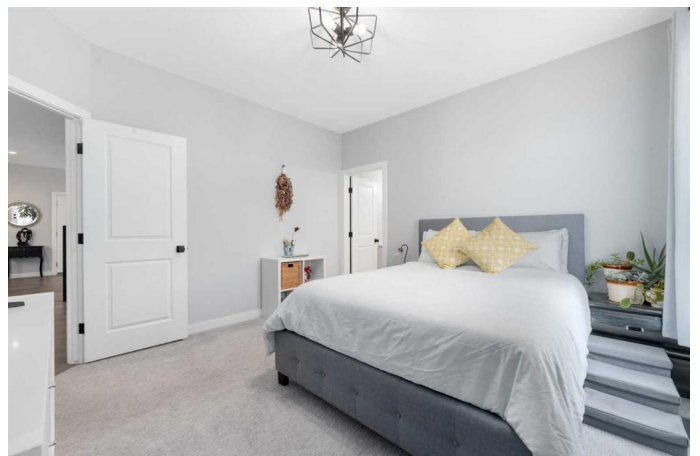
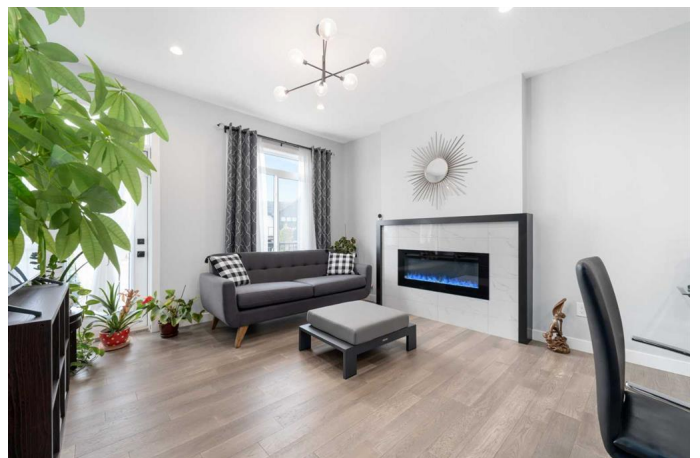
Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path – no neighbours immediately behind you!

Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry.

Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area.

Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area – perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home.

Opportunities like this don't come often – especially in such a desirable



community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234506 |
| Price | \$699,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,440 |
| 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 | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Master Downstairs |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|--|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 59 |
| Zoning | R-G |

Listing Details

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

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