

# \$789,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2197381

**\$789,900**

4 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.09 Acres

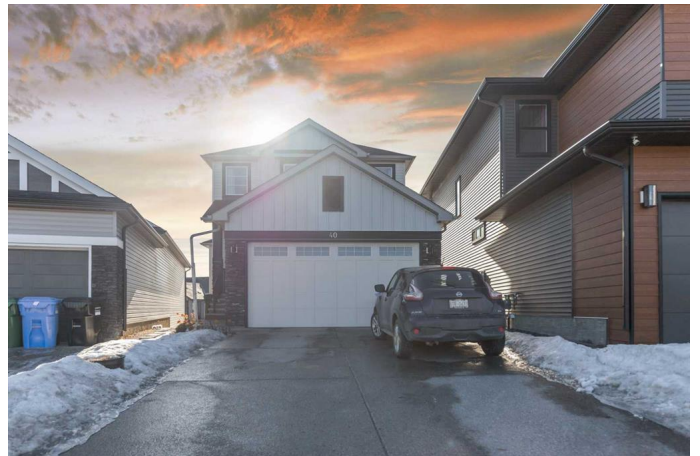
Walden, Calgary, Alberta

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® #	A2197381
Price	\$789,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
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, Walk-In Closet(s), Master Downstairs
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, 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	February 27th, 2025
Days on Market	37
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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