

# \$649,900 - 34 Walgrove Passage Se, Calgary

MLS® #A2232678

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,453 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

Discover this charming two-storey detached home located in the family-oriented community of Walden in Southeast Calgary.

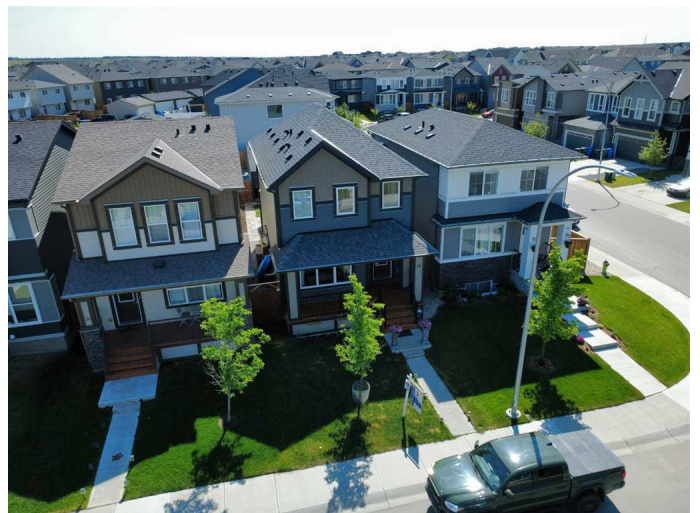
Offering nearly 2,150 square feet of total living space, that includes the basement. This home blends modern comfort, stylish finishes, and thoughtful design. With its inviting layout and well-planned upgrades, this move-in-ready property is perfect for families or anyone looking for a home that balances function and beauty.

From the moment you arrive, you'll be greeted by excellent curb appeal and a spacious front porch, ideal for morning coffee or relaxing in the evening.

Step inside to discover a bright open-concept main floor featuring 9-foot ceilings and with luxury vinyl plank flooring, creating a seamless and contemporary living space. The generous living and dining areas offer the perfect setting for both everyday living and entertaining.

At the heart of the home is a stunning kitchen complete with a large quartz peninsula that provides ample counter space for meal preparation and casual seating. This modern kitchen is equipped with stainless steel appliances, including an upgraded gas range, chimney-style hood fan, built-in microwave, dishwasher, and an upgraded fridge with a water and ice dispenser. Abundant cabinetry ensures plenty of storage, and a convenient half bathroom is located on the main floor for guests.

Upstairs, the primary bedroom offers a



comfortable retreat with a walk-in closet and a private 3-piece ensuite bathroom. Two additional bedrooms are well-sized and share a modern 4-piece bathroom. The laundry area is also conveniently located on this level, providing added functionality.

The fully developed basement, finished by the builder, extends the living space with a spacious recreation room, an additional bedroom with a walk-in closet, and a stylish 3-piece bathroom. The basement also features ample storage and a second washer, perfect for cleaning work clothes, rugs, or seasonal laundry.

Step outside to enjoy the thoughtfully landscaped front & backyard with a builder-constructed deck that offers the ideal space for outdoor dining, entertaining, or simply enjoying the sunshine. The double detached garage, also built by the builder, provides secure parking and additional storage options. The fully fenced yard offers both privacy and a safe place for kids or pets to play.

Situated in the vibrant and well-planned community of Walden, this home offers the perfect balance of nature and convenience. Enjoy easy access to scenic parks, playgrounds, walking paths, and beautifully maintained green spaces. Just minutes away is Walden Gate Village, where you'll find everyday essentials and more, including Save-On-Foods, Shoppers Drug Mart, Starbucks, McDonald's, RBC, Scotiabank, Pet Planet, a variety of restaurants, dental clinics, salons, and other local services. Commuting is effortless with close proximity to Macleod Trail, Stoney Trail, and Deerfoot Trail, allowing for quick travel across the city.

Built in 2020

## **Essential Information**

MLS® #	A2232678
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Walgrove Passage Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4S1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	39
Zoning	R-G

### **Listing Details**

Listing Office	Keller Williams BOLD Realty
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