

# \$665,000 - 41 Walgrove Green Se, Calgary

MLS® #A2253492

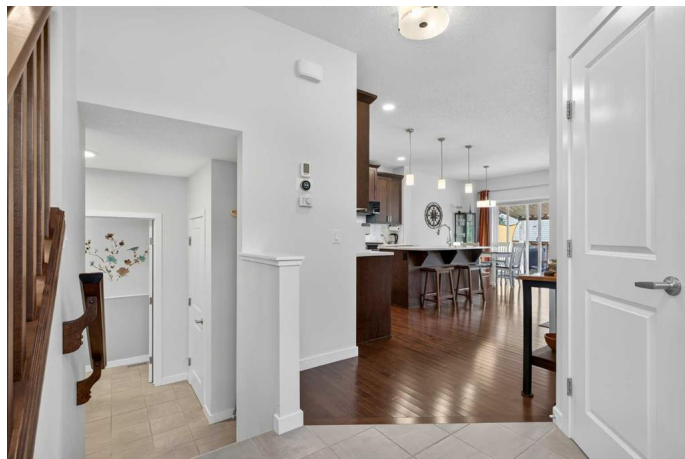
**\$665,000**

3 Bedroom, 3.00 Bathroom, 1,767 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

On a sunny corner lot at the top of a cul-de-sac in highly sought after Walden, this air-conditioned family home is less than 10 years old and priced to sell. Owners are moving out of province and are open to including some items. With hardwood floors, 9' ceilings on the main level, walk-in pantry (and a second pantry or storage area on the main), and impressive upgrades, it's ready for you to move right in! There is a walk-in closet, ensuite with soaker tub and separate shower in the primary suite, as well as two other bedrooms, a large bonus room, generous laundry room, and a custom shower in the family bathroom. A generous two-level deck includes a custom patio cover to allow you to enjoy the south-facing landscaped yard while relaxing in the shade. The fully fenced backyard is perfect for children and pets. A small utility shed is tucked away out of sight. **Â OVER \$60,000 IN CUSTOM UPGRADES!** A few of the Upgrades: (new HE furnace (2023), 50 gallon family-sized hot water tank (2023), upgraded attic insulation (2024), new professionally installed Kidde smoke/CO2 detectors (2025), professionally landscaped backyard with patio cover (2022), high end kitchen appliances, include a GE dual fuel range-(gas stovetop with double electric oven with convection) (2022) and a Valor H3 fireplace with ledgerstone surround (2022). Basement is partially finished with Wood OSB on the walls and laminate flooring, Â ceiling has no drywall, and the furnace room area is



not enclosed. Â Electrical was professionally wired by a licensed electrician This home has clearly been meticulously maintained, including professional cleaning every 3 weeks! Even the garage door was serviced recently (new rails and hardware). Move right in and donâ€™t worry about a thing! Just blocks from shopping (Legacy) and a park/playground, this home offers neighborhood walkability and family-friendly amenities within minutes. Schedule your showing and see what makes this home stand out from all the rest.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253492    |
| Price          | \$665,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,767       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 41 Walgrove Green Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 2H8              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas, Great Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                               |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Corner Lot                 |
| Roof              | Asphalt                    |
| Construction      | Brick, Vinyl Siding        |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-G                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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