

# \$750,000 - 249 Walgrove Terrace Se, Calgary

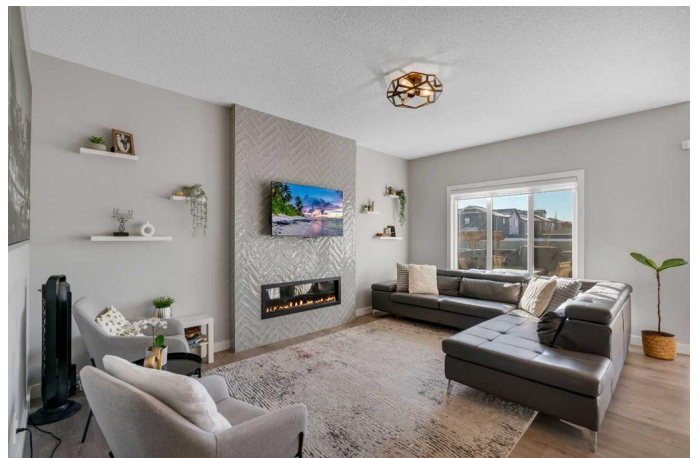
MLS® #A2205516

**\$750,000**

5 Bedroom, 4.00 Bathroom, 1,937 sqft  
Residential on 0.08 Acres

Walden, Calgary, Alberta

2-STOREY FAMILY HOME WITH LEGAL 2-BED BASEMENT SUITE | MORTGAGE HELPER OR MULTI-GENERATIONAL LIVING! Welcome to 249 Walgrove Terrace SE—a beautifully maintained, NEXT-TO-NEW 2-storey home built by Cardel Homes in 2019, that offers everything you need for the perfect family home: 2700+ SQFT of developed living space, a legal 2-bedroom basement suite, and a spacious, fully fenced-in yard with a deck—ideal for both everyday life and entertaining! Whether you're an investor or a growing family, this home is an amazing opportunity! Step inside and feel immediately at home! The main floor features an open-concept layout, filled with natural light and stylish finishes. The spacious living room is the ideal spot for cozy evenings by the fireplace, while the dedicated dining area comfortably fits a large table for family dinners. The kitchen is the heart of the home, complete with modern cabinetry, stainless steel appliances, Quartz counters, a sizeable pantry, and a generous island with seating—perfect for everyday living or hosting guests. Glazed doors off the dining room lead to a large deck and fully fenced South-facing backyard, ideal for summer barbecues, family playtime, or just soaking up the sun! The main floor also features a dedicated office or flex space—perfect for remote work—alongside a convenient 2-piece guest bathroom. Upstairs, the thoughtful layout continues with a total of 3 generously sized bedrooms,



including a large primary suite with a walk-in closet and a private 5-piece ensuite, featuring a soaking tub, separate shower, and dual vanities. A central bonus/family room offers extra lounging space, plus youâ€™ll also find a full 4-piece bathroom & a convenient upstairs laundry room with ample storage. Heading downstairs to the real value-add; the LEGAL 2-BEDROOM BASEMENT SUITEâ€”professionally developed and fully permitted, it features a full kitchen, 4-piece bathroom, laundry area, and 2 good-sized bedrooms. Whether you choose to generate rental income and use as a mortgage helper or host extended family, this suite offers incredible flexibility. To finish off the home is a double attached garage (no more scraping snow!), a spacious fully fenced-in private backyard perfect for children to play and pets to roam freely and a great location. Ideally located just down the street from the Township Shopping Centre for all of your shopping needs, plus lots of green spaces including both the Legacy and Walden ponds, and the popular Wolf Willow off-leash dog park. You are also just minutes from All-Saints High School & the South Health Campus. Commuting is a breeze with quick access to major routes including Macleod Trail, Stoney Trail, and Deerfoot Trail. Jumping in the car: Downtown is a 28 min drive (32.1KM), Airport is a 31 min drive (41.2KM), & Banff is a 1 hr 31 min drive (148KM).

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205516  |
| Price      | \$750,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,937       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 249 Walgrove Terrace Se |
| Subdivision | Walden                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4E7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer           |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Dog Run, Private Yard                                     |
| Lot Description   | Back Yard, Dog Run Fenced In, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle   |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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