

\$600,000 - 32 Walgrove Green Se, Calgary

MLS® #A2233515

\$600,000

3 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

It was a quiet street in Walden until this beauty showed up.

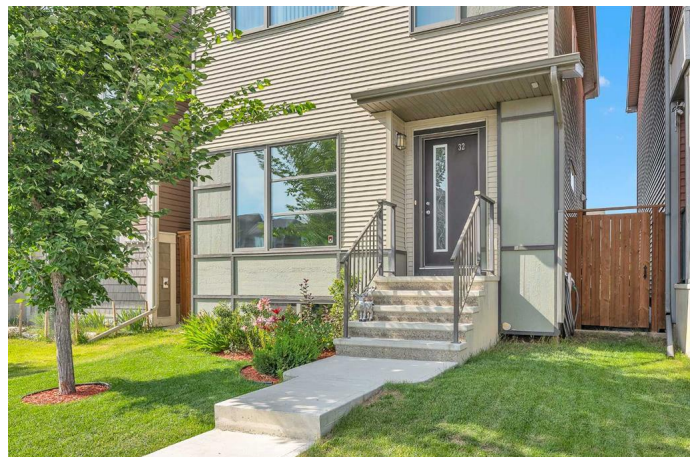
I've seen homes before - plenty. But this one? 9ft CEILINGS that made the air feel expensive. HARDWOOD FLOORS across the main level - smooth, sharp, not a squeak to be heard. The living and dining areas are flooded with NATURAL LIGHT, like they've got nothing to hide.

Then there's the kitchen: GRANITE COUNTERS, upgraded GAS RANGE, and a refrigerator that means business. The NEW 2025 MICROWAVE fits in like it owns the place. There's a GARBURATOR too - because this place doesn't leave loose ends.

FRESH PAINT, VENTILATION SYSTEM, CENTRAL VAC ROUGH-IN, and a NEW WATER HEATER (2024) with a warranty through 2030. Someone's been keeping this place in TOP SHAPE.

The BASEMENT IS FINISHED - clean, wide open. A rec room, a huge family room, and a mechanical room behind its own door. Privacy. I respect that.

Out back? DOUBLE detached GARAGE with 9' ceilings and STORAGE TRUSSES. And the yard? Don't get me started: STRAWBERRIES, RASBERRIES,



GOOSBERRIES, CURRANTS, APPLES, CHERRIES. They come back every year reliable as a contact who never asks questions and always delivers. The deck, fence, and gate? Paintedâ€”because even wood needs protection in this town.

And the location? Prime. Shoppers, Save-On-Foods, restaurants, parks, schools, bike pathsâ€”all close. Quick drive to Seton, South Health Campus, Stoney Trail. Easy to disappearâ€¦ or just grab a latte.

You donâ€™t just find homes like this. You track them down, close the case... â€¦and make it yours.

Built in 2016

Essential Information

MLS® #	A2233515
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Walgrove Green Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 2H8

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street, Other

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Garden

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025

Days on Market 8

Zoning R-G

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.