

# \$739,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2234506

**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

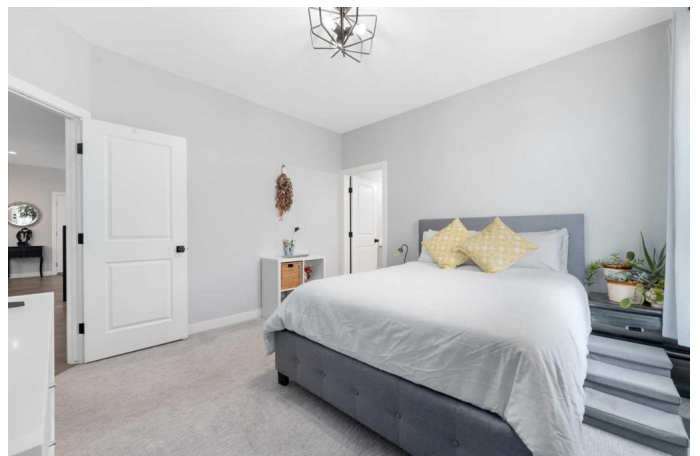
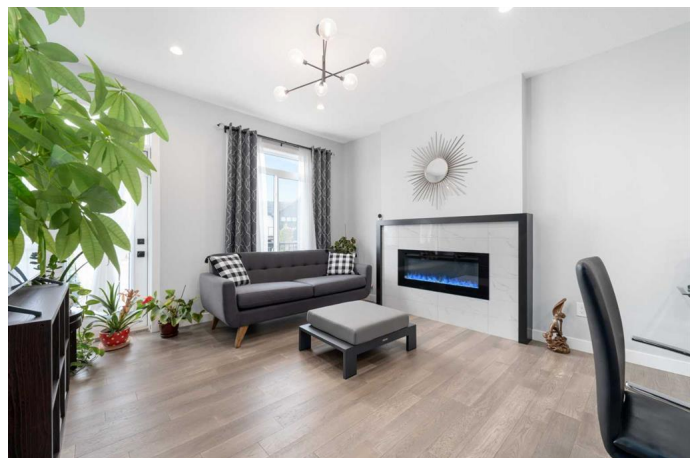
Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path—no neighbours immediately behind you!

Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry.

Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area.

Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area—perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home.

Opportunities like this don't come often—especially in such a desirable



community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234506    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,440       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| 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 | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Master Downstairs                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                         |

|                 |                                          |
|-----------------|------------------------------------------|
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Electric                                 |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame                                                          |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 37              |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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