

# \$589,000 - 32 Walgrove Green Se, Calgary

MLS® #A2233515

**\$589,000**

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          | \$589,000   |
| 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 Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, Vinyl Windows

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

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Lighting

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

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed August 6th, 2025

Days on Market 11

Zoning R-G

### Listing Details

Listing Office 2% Realty

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