

# \$695,000 - 98 Walgrove Green Se, Calgary

MLS® #A2245068

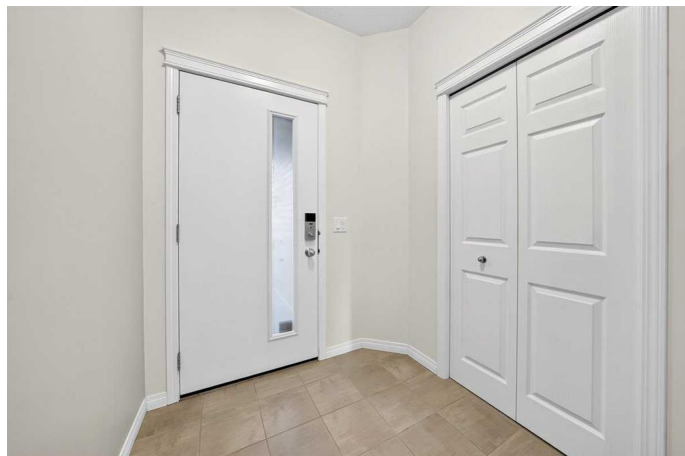
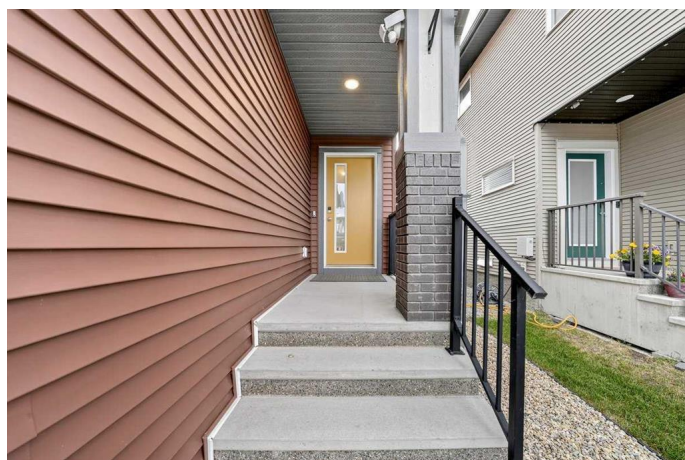
**\$695,000**

3 Bedroom, 3.00 Bathroom, 1,914 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

\*\*\*\*\*JOIN US FOR AN OPEN HOUSE:  
SUNDAY, AUGUST 17, 3 TO 5 PM.  
DON'T MISS IT!\*\*\*\*\* Your search ends here! This exceptionally well-maintained home, sitting on a traditional lot, is ready for a new family to make it their own. Immaculate and spotlessly clean—like new—this fully finished 2-storey offers almost 2,000 sq.ft. of beautifully developed living space and is truly move-in ready! Step inside to a spacious foyer that welcomes you with 9 ft ceilings and easy-to-maintain hardwood flooring throughout the main level. The open-concept design seamlessly connects the living room, kitchen, and dining area, making the most of every square foot. The kitchen is both stylish and functional, featuring granite countertops, a large island, a pantry, and cabinets with generous space—perfect for keeping everything organized and within reach. The bright dining area, surrounded by large windows, is ideal for family meals and gatherings. Patio doors lead to a beautifully maintained backyard with a composite deck and custom-made gazebo - your private retreat - backing onto a quiet back lane with gates for extra access. Upstairs, a cozy bonus room is perfect for movie nights. The primary bedroom easily fits a king-size bed with room to spare, complemented by two additional spacious bedrooms and a functional laundry room with extra storage. Loaded with upgrades: triple-pane windows, central A/C, whole-house audio system - this home checks



all the boxes. Excellent Location! Nestled on a quiet street with convenient access to Stoney Trail, MacLeod Trail, shopping, amenities, and endless walking paths. This is a home where you can simply move in and start living.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245068    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,914       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 98 Walgrove Green Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 2H9              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Oversized |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------|
|                 | Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer         |
| Heating         | Forced Air, Natural Gas                                                                                                         |
| Cooling         | Central Air                                                                                                                     |
| Fireplace       | Yes                                                                                                                             |
| # of Fireplaces | 1                                                                                                                               |
| Fireplaces      | Gas                                                                                                                             |
| Has Basement    | Yes                                                                                                                             |
| Basement        | Full, Unfinished                                                                                                                |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Open Lot, Private                                       |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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