

# \$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.

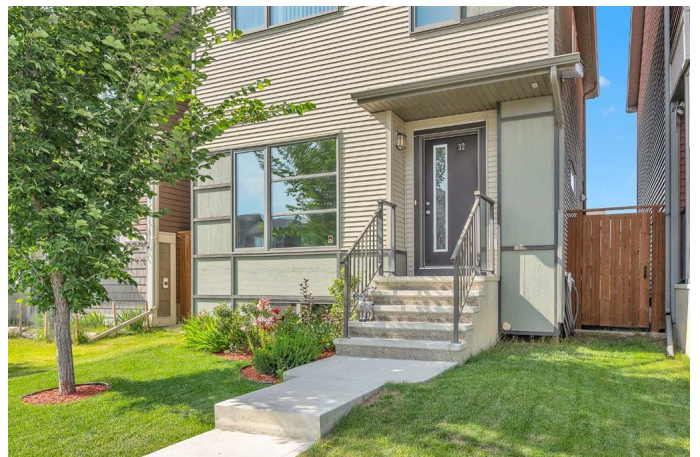
I'd seen homes before - plenty. But this one? 9ft CEILINGS that made the air feel expensive. HARDWOOD FLOORS across the main level—smooth, sharp, not a squeak to be heard. The living and dining areas are flooded with NATURAL LIGHT, like they've got nothing to hide.

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 3

Zoning R-G

### Listing Details

Listing Office 2% Realty

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