

\$739,000 - 35 Walgrove Park Se, Calgary

MLS® #A2206267

\$739,000

3 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.08 Acres

Walden, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5th and
SUNDAY APRIL 6th 12:00PM to 2:00PM

RARE EXECUTIVE

BUNGALOW VILLA | 2,145 SQ. FT. TOTAL
LIVING SPACE | NO CONDO FEES | FULLY
DEVELOPED | BACKS GREEN SPACE

Welcome to this Rowan Executive Bungalow Villa by Daytona Homes! A rare gem in the heart of Walden, one of Calgary's most sought-after suburban communities! Nestled on a quiet street, this pristine, fully developed bungalow villa offers the perfect blend of luxury, convenience, and maintenance-free living without sacrificing space or style. With a total of 2,145 sq. ft. of beautifully designed living space, this home is perfect for those looking to downsize without compromise. Step onto the inviting front veranda, where you can soak in peaceful park views while sipping your morning coffee. Inside, the open-concept design boasts soaring 9' ceilings, elegant LVP flooring, and an abundance of natural light. The heart of the home is the stunning chef's kitchen, complete with quartz countertops, a spacious island with silgranit sink, sleek white cabinetry with hidden drawers for ultimate storage, and premium stainless steel appliances including a gas stove! Unwind in the Great Room, featuring a cozy fireplace and stylish knockdown ceiling. The primary suite is a true retreat, offering a spa-inspired ensuite with a freestanding tub, dual vanities, and a walk-in closet. Need more space? The



fully finished basement is the perfect extension of your living area, complete with a huge family room, two additional bedrooms (one with a wall bed included!) perfect for a den/office as well, and a 4-piece bathroom. Outside, enjoy your zero-maintenance landscaped yard with a rear lane double attached garage for easy access. And the best part? No condo fees! Living in Walden means nature at your doorstep, with picturesque walking trails, parks, and green spaces just steps away. Plus, you're only minutes from top-rated schools, shopping, dining, golf, and major commuter routes. This is a rare opportunity to own a hard-to-find executive bungalow villa in a prime location. Book your showing today before itâ€™s gone!

Built in 2021

Essential Information

| | |
|----------------|---------------------|
| MLS® # | A2206267 |
| Price | \$739,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,074 |
| Acres | 0.08 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Villa |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 35 Walgrove Park Se |
| Subdivision | Walden |
| City | Calgary |
| County | Calgary |

Province Alberta
Postal Code T2X 4N9

Amenities

Parking Spaces 4
Parking Double Garage Attached, Rear Drive
of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard, Playground
Lot Description Back Lane, Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Landscape, Private
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025
Days on Market 6
Zoning R-2M

Listing Details

Listing Office RE/MAX Landan Real Estate

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