

\$649,900 - 41 Walgrove Green Se, Calgary

MLS® #A2253492

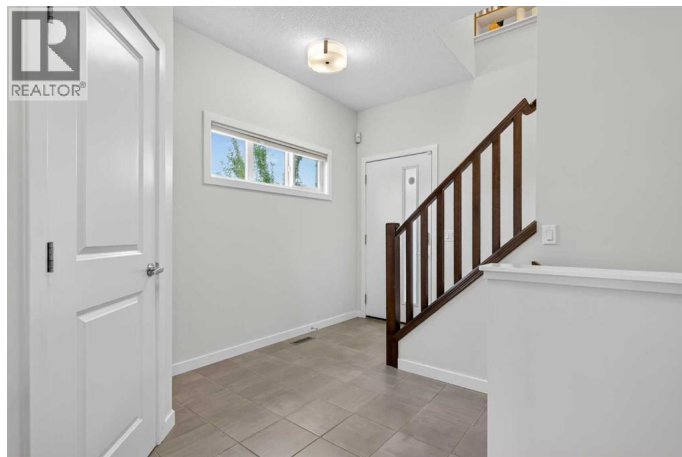
\$649,900

3 Bedroom, 3.00 Bathroom, 1,767 sqft

Single Family on 0.09 Acres

Walden, Calgary, Alberta

Move right in and don't worry about a thing! New Furnace & Hot Water Tank (2023) ! On a sunny corner lot at the top of a cul-de-sac in highly sought after Walden, this air-conditioned family home is less than 10 years old and priced to sell. Owners are moving out of province and are open to including some items. With hardwood floors, 9' ceilings on the main level, walk-in pantry (and a second pantry or storage area on the main), and impressive upgrades, it's ready for you to move right in! There is a walk-in closet, ensuite with soaker tub and separate shower in the primary suite, as well as two other bedrooms, a large bonus room, generous laundry room, and a custom shower in the family bathroom. A generous two-level deck includes a custom patio cover to allow you to enjoy the south-facing landscaped yard while relaxing in the shade. The fully fenced backyard is perfect for children and pets. A small utility shed is tucked away out of sight. **Â OVER \$60,000 IN CUSTOM UPGRADES!** A few of the Upgrades: (new HE furnace (2023), 50 gallon family-sized hot water tank (2023), upgraded attic insulation (2024), new professionally installed Kidde smoke/CO2 detectors (2025), professionally landscaped backyard with patio cover (2022), high end kitchen appliances, including GE dual fuel range-(gas stovetop with double electric oven with convection) (2022) and a Valor H3 fireplace with ledgerstone surround (2022). Basement is partially finished with Wood OSB



on the walls and laminate flooring, Â ceiling has no drywall, and the furnace room area is not enclosed. Â Electrical was professionally wired by a licensed electrician. IF you want to go SOLAR in the Future this home has the Rough-in for Future Solar already installed. This home has clearly been meticulously maintained, including professional cleaning every month! Even the garage door was serviced recently (new rails and hardware). Move right in and donâ€™t worry about a thing! Just blocks from shopping (Legacy) and a park/playground, this home offers neighborhood walkability and family-friendly amenities within minutes. Schedule your showing and see what makes this home stand out from all the rest. (id:6289)

Built in 2016

Essential Information

Listing #	A2253492
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,767
Acres	0.09
Year Built	2016
Type	Single Family
Sub-Type	Freehold

Community Information

Address	41 Walgrove Green Se
Subdivision	Walden
City	Calgary
Province	Alberta
Postal Code	T2X2H8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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