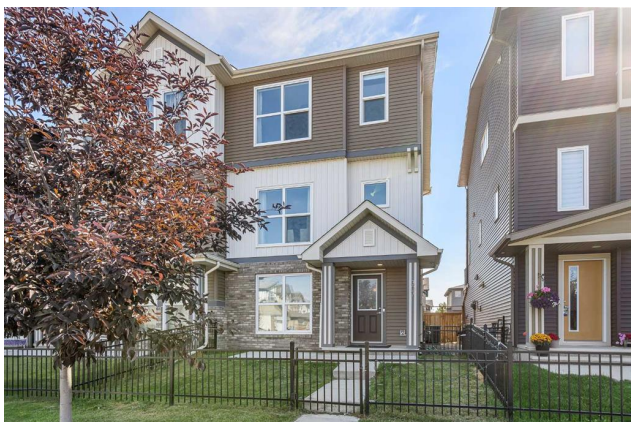




307 WALGROVE Boulevard, Calgary T2X4C8

MLS®#: **A2162537** Area: **Walden** Listing Date: **09/13/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Off Street,Parkade**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	12`0" x 10`0"	Living Room	Second	18`10" x 13`2"
Kitchen	Second	16`0" x 14`5"	Dining Room	Second	18`10" x 7`6"
2pc Bathroom	Second	7`7" x 4`11"	Bedroom - Primary	Third	16`2" x 13`1"
Bedroom	Third	12`5" x 9`7"	Bedroom	Third	12`5" x 8`11"
4pc Ensuite bath	Third	10`7" x 5`5"	4pc Bathroom	Third	8`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612903

Remarks

Pub Rmks: **Welcome to this stunning 3-storey semi-detached home offering nearly 1,850 sqft of thoughtfully designed living space in the highly sought-after community of Walden, SE Calgary. Boasting 3 bedrooms, 2.5 bathrooms, and an incredible 6 parking spots with rear attached garage, this home is a dream come true for families or anyone needing extra vehicle space. The main floor features a versatile den—perfect for a home office—along with a huge storage room and a convenient double car attached garage. Extra-long drive way allow 4 more cars to be parked. On the second level, you'll be greeted by a bright and modern open-concept kitchen, complete with a sleek island, ample cabinets, a spacious pantry, gas range, built-in microwave, stainless steel appliances, and upgraded pot lights. The adjacent living area is filled with natural light, thanks to its large south-facing windows, and opens onto a sunny balcony with a gas line for your BBQ. On the opposite side, the dining area features massive north-facing windows that overlook a quiet street, offering tranquil views of lush, green, open landscapes. The third level hosts the expansive primary bedroom with a picturesque window, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms, a second 4-piece bathroom, and a laundry area complete this level, providing comfort and convenience for the whole family. Outside, the front yard is fenced and landscaped, with a concrete patio perfect for enjoying warm summer evenings. In the back, you'll find a huge concrete driveway with room for four more vehicles, making this home ideal for families with multiple cars or a larger vehicle like a truck / RV / Trailer. Additional perks include central air conditioning, a nearby children's park and playgrounds, and close proximity to shopping, recreational centers, hospitals, and the Bow River. With quick access to Macleod Trail, commuting into the city is a breeze. Don't miss out on this fantastic home in Walden—book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



