



THE
A-TEAM

**RE/MAX
FIRST**

37 WALGROVE Passage, Calgary T2X 4S1

MLS® #: **A2192735**

Area: **Walden**

Listing Date: **02/12/25**

List Price: **\$749,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,698**
Low Sqft:
Ttl Sqft: **1,698**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Lawn**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`2" x 11`2"
Kitchen	Main	13`10" x 13`5"
Bedroom	Upper	9`4" x 10`4"
Family Room	Upper	15`0" x 13`7"
5pc Ensuite bath	Upper	8`2" x 9`11"
Storage	Basement	17`7" x 38`9"

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`6"
Living Room	Main	14`11" x 15`6"
Bedroom	Upper	9`2" x 12`8"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom - Primary	Upper	11`2" x 14`11"

Title: **Fee Simple**
Legal Desc: **1912151**

Zoning: **R-G**

Remarks

Pub Rmks: **CORNER LOT !!! Come and discover this stunning corner lot home in the highly desirable community of Walden in SE Calgary. Boasting almost 1700 SQFT of living space on a 4499 SQFT corner lot, this home features three bedrooms, two and a half bathrooms, a bonus room and a large detached two-car garage. As you enter the home into the spacious foyer you will immediately appreciate the open concept of the main level leading you to an exceptional kitchen equipped with high-end stainless steel appliances, including a built-in microwave and gas range. This modern and functional kitchen offers upgraded quartz countertops and upgraded cabinets, a large island, double door pantry, and tile backsplash. The main floor also includes a convenient mudroom, a half bath, dining area, and a family sized living room, all complimented by the 9 foot ceilings. Upstairs, you'll find a bright bonus room, the spacious primary bedroom with a 5-piece ensuite with the added bonus of heated flooring and a walk-in closet with a window to allow more natural light in the space, two additional large bedrooms, a 4-piece bathroom and laundry room with bonus built-in shelving. Additional highlights of this home include , rough-ins in the unfinished basement for a future bathroom, and a professionally built deck and fence. This home is filled with natural light thanks to additional windows throughout and features luxurious vinyl plank flooring on the main floor, upgraded tiles at front and back entrances and bathrooms and laundry room, with carpeting on the stairs and upper floor. The home is still under Alberta New Home Warranty. The welcoming family oriented community of Walden offers parks, Soccer & Baseball fields, the expansive pathway system allows residents to enjoy the Walden ponds, and Fish Creek Provincial Park. Two commercial plazas on 194 Ave & 210 Ave offer essential medical and wellness facilities as well as 100 retail shops, restaurants, and services. Easy access to 194 Ave, Macleod Trail, Stoney Trail & Deerfoot highway making connectivity to the rest of the city a breeze. Call your realtor today and schedule a showing to make this amazing house your new home.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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

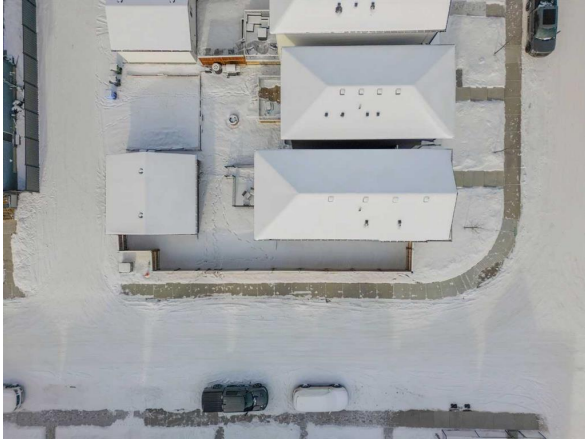












37 Walgrove Passage SE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1008.78 sq ft



Main Floor
 Exterior Area: 784.25 sq ft

2nd Floor
 Exterior Area: 124.53 sq ft

Basement (Below Grade)
 Exterior Area: 100.00 sq ft

0 4 8
 PREPARED: 3/20/2021
 BI-GUIDE

White regions are excluded from total floor area in Q1000 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.