



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**89 WALGROVE Place, Calgary T2X 4C8**

MLS® #: **A2194279**

Area: **Walden**

Listing Date: **02/20/25**

List Price: **\$709,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 30-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,172 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,024**  
Low Sqft:  
Ttl Sqft: **2,024**

DOM

**55**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Interior Lot,Level,Rectangular Lot,Zero Lot Line**

**Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>		<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>		<b>Pantry</b>	<b>Main</b>	
<b>Nook</b>	<b>Main</b>	<b>13`6" x 10`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 12`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Second</b>	<b>9`6" x 10`8"</b>	<b>Laundry</b>	<b>Second</b>	
<b>Bonus Room</b>	<b>Second</b>	<b>13`0" x 13`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 13`0"</b>

5pc Ensuite bath  
Mud Room

Second  
Main

0`0" x 0`0"

Walk-In Closet  
Office  
Legal/Tax/Financial

Second  
Second

0`0" x 0`0"  
5`9" x 9`4"

Title:  
**Fee Simple**  
Legal Desc:

**2410593**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to 89 Walgrove Place SE, a masterfully designed new home in the sought-after community of Walden. Built by the award-winning Homes by Avi, this 2,024 sq. ft. two-storey residence is the perfect fusion of contemporary elegance and everyday functionality. With three bedrooms, 2.5 bathrooms, and an array of premium features, this home is ideal for families, professionals, and those seeking a balance of comfort and sophistication. As you step inside, you're greeted by an open-concept main floor that is both stylish and inviting. The heart of the home is the spacious great room, complete with an electric fireplace, creating a cozy ambiance for relaxing evenings. Large windows flood the space with natural light, seamlessly connecting it to the extended eating nook—perfect for casual family meals or entertaining guests. The gourmet kitchen is a chef's dream, featuring a generous quartz island, sleek cabinetry, a full stainless steel appliance package, and a walk-through pantry for ample storage. A thoughtfully designed mudroom and a convenient powder room complete the main level. Upstairs, the home continues to impress with a versatile bonus room—ideal for a media space, playroom, or secondary lounge. A dedicated pocket office provides the perfect spot for remote work or study, ensuring productivity without compromising on space. The primary bedroom is a true retreat, boasting a walk-in closet and a luxurious five-piece ensuite with a glass-walled shower, double vanity, and a deep soaking tub. The secondary bedrooms are well-sized and share a Jack & Jill bathroom, offering a functional layout that caters to growing families. A full laundry room on this level adds to the convenience. The unfinished basement, with a separate exterior entry, provides endless possibilities for customization—whether you dream of a home gym, recreation area, or potential secondary unit (subject to approval and permitting by the city/municipality). Outside, the south-facing backyard offers plenty of natural sunlight, making it an excellent space for summer barbecues or future landscaping projects. The double attached garage and concrete driveway provide ample parking, while the home's location on a quiet, family-friendly street ensures peace and privacy. Living in Walden means having access to an array of amenities, including parks, walking trails, and nearby shopping and dining options. With quick possession available, this is your opportunity to own a brand-new home in one of Calgary's most dynamic and well-planned communities. Schedule your viewing today and experience the lifestyle that 89 Walgrove Place SE has to offer! PLEASE NOTE: Photos are of a finished Showhome of the same model - FLOORPLAN IS THE SAME BUT REVERSED, fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos. Home is under construction, but showings can be accommodated.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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






**QUICK POSSESSION**

# THE GABRIEL

2,024 SQ FT | 3 BED | 2.5 BATH  
@ WALGROVE PLACE SE



**THIS FRONT DRIVE HOME FEATURES**

- Bonus Extension
- Upper floor pocket office
- Glass Walk shower
- Back & 2nd entrance
- South backing yard

**BETTER VALUE BY DESIGN**  
SINCE 1978 | HOMESBYVAULT.COM

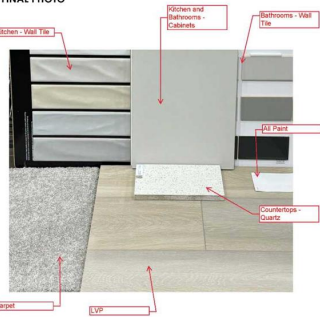
*Designed by* **AVI**





INTERIOR SELECTIONS  
FINAL PHOTO

89 Walgrove Place SE



**DISCLAIMER:** Provided photos are intended as a color reference only. Sample sizes may vary from product to product. Please refer to the product specifications for accurate product dimensions. Color shown may not be an exact match to physical samples. Color discrepancy may occur due to the following conditions:  
- Photographic resolution & reproduction  
- Variable color & resolution when viewing photos on individual monitors  
- Printing photos to paper with variable calibration  
- Inherent characteristics present in all natural materials (ie wood grain, granite veining, etc.)  
- Light variations between batches and due to lot