



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 WALGROVE Passage, Calgary T2X 4S1**

MLS® #: **A2204218**

Area: **Walden**

Listing Date: **03/21/25**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**  
Lot Information  
Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,452**  
Low Sqft:  
Ttl Sqft: **1,452**

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Private,Rectangular Lot,Zero Lot Line**  
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: **Mixed**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Dining Room	Main	14`6" x 11`0"
Kitchen	Main	13`7" x 11`11"	Living Room	Main	16`9" x 13`0"
Bedroom - Primary	Second	11`11" x 14`1"	3pc Ensuite bath	Second	6`6" x 8`0"
4pc Bathroom	Second	7`9" x 4`11"	Bedroom	Second	9`4" x 12`1"
Bedroom	Second	9`7" x 12`3"	3pc Bathroom	Basement	9`3" x 7`2"
Bedroom	Basement	9`5" x 12`3"	Game Room	Basement	17`9" x 12`7"
Furnace/Utility Room	Basement	6`5" x 9`7"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1912151**

Remarks

Pub Rmks: **Welcome to this charming two-storey detached home located in the sought-after community of Walden in SE Calgary. With almost 2,150 square feet of total living space, including the basement. This move-in-ready home offers modern comfort, thoughtful upgrades, and a welcoming atmosphere. The home's great curb appeal is enhanced by a spacious front porch, perfect for enjoying your morning coffee or unwinding in the evening. Step inside to an inviting open-concept layout with 9-foot ceilings that seamlessly connect the spacious living and dining areas. The beautifully designed kitchen features a large quartz peninsula, perfect for meal prep and entertaining. Cooking enthusiasts will appreciate the upgraded gas range, chimney hood fan, and built-in microwave, giving the space a professional feel. The kitchen also boasts stainless steel appliances including a dishwasher, and an upgraded fridge with a water & ice dispenser. Also, tons of cabinet storage and a half bathroom is conveniently located on this level for guests and everyday use. Upstairs, the primary bedroom offers a generous retreat with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms provide comfortable living space, complemented by a shared 4-piece bathroom. The laundry area is also conveniently located on this floor for added ease. The fully developed basement, finished by the builder, expands the home's living space. It includes a spacious recreation room, a well-sized bedroom with a walk-in closet, and another 3-piece bathroom. Additionally, the basement offers tons of extra storage space and a second washer, ideal for washing work clothes, rugs or other items. Enjoy outdoor living with a deck, built by the builder, that's perfect for relaxing or entertaining. The double-car garage, also built by the builder, provides ample parking and storage. The property is fully fenced and beautifully landscaped, offering privacy and a finished outdoor space to enjoy. Don't forget that the Walden community offers the perfect blend of urban convenience and natural beauty. With parks, walking paths, and green spaces, it's ideal for outdoor activities. The community provides easy access to shopping, dining, schools, and major roadways, ensuring a comfortable and convenient lifestyle. With a great neighbourhood, quality craftsmanship, thoughtful upgrades, and move-in-ready appeal, this home is a complete package— offering style, function, and peace of mind for its next owners.**

Inclusions: **None**  
Property Listed By: **Keller Williams BOLD Realty**

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













