

# \$569,900 - 63 Walgrove Manor Se, Calgary

MLS® #A2190082

**\$569,900**

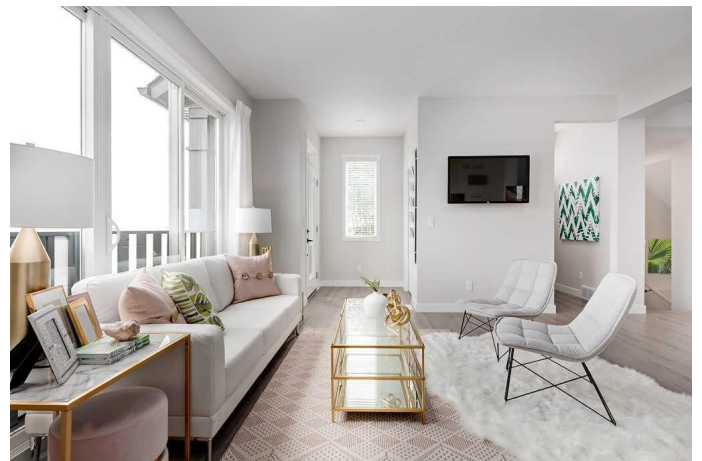
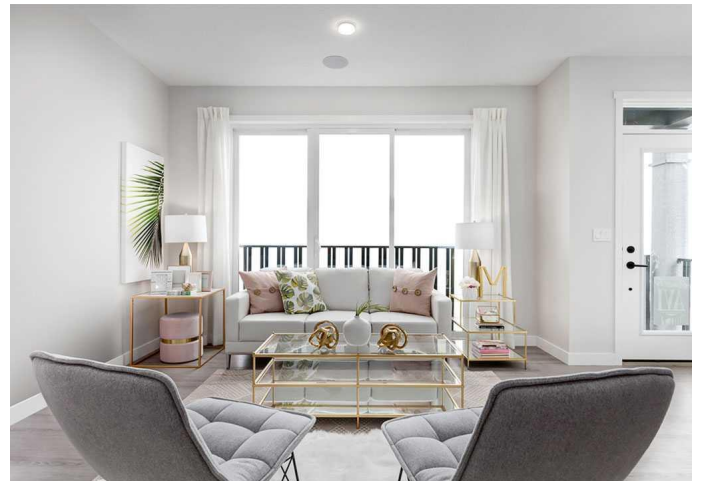
3 Bedroom, 3.00 Bathroom, 1,634 sqft  
Residential on 0.08 Acres

Walden, Calgary, Alberta

ARE YOU LOOKING FOR THAT PERFECT END UNIT WITH YOUR OWN YARD AND THE ABILITY TO BUILD A DOUBLE GARAGE? THIS FREEHOLD UNIT COMPLETES AT THE END OF MAY!!

Welcome to your dream home in the vibrant community of Walden! This Homes by Avi Leonard model is stylish, practical, and bursting with charm—tailor-made for first-time buyers, downsizers, or anyone looking for a modern yet low-maintenance lifestyle. And the best part? No condo fees!

Step inside this light-filled, thoughtfully designed end-unit townhome and experience an open-concept main floor with soaring 9â€™™ ceilings that practically beg you to take a deep, satisfied breath. A handy 2-piece bath and pocket office greet you just off the entry—perfect for managing work, school, or simply hiding from the kids for a moment of peace. The kitchen steals the show with a spacious island and breakfast bar, an ideal hub for casual meals, heart-to-hearts, or prepping your next culinary masterpiece. Head out back, and youâ€™™ll find a cozy mudroom leading to your private rear patio and yard—perfect for barbecues, morning coffee, or stargazing. Alley access and a parking pad make life easy, with space to add a double garage when youâ€™™re ready. And letâ€™™s not overlook the convenience of the SIDE ENTRY—flexibility for the future or just one more reason to love this end-unit layout. Upstairs, the magic continues with a central



bonus roomâ€”your go-to for family movie nights, epic board game battles, or a little zen zone for yoga. The two secondary bedrooms, complete with a 3-piece bath, are perfect for guests, kiddos, or even a hobby room. The laundry room is tucked conveniently nearby because no one likes hauling baskets up and down stairs. Finally, retreat to the master suiteâ€”a cozy oasis with a walk-in closet and a sleek 3-piece ensuite, where modern finishes and thoughtful design combine to create your personal haven.

Located in Walden, youâ€™ll enjoy a neighborhood where nature meets convenience. Parks, pathways, wetlands, and preserved forests are practically your backyard. Tee off at Oasis Greens Golf Club, saddle up at Prospect Downs Stable, or simply explore all that this thriving community has to offerâ€”all within a quick 10-minute drive. Plus, with easy access to downtown Calgary, Okotoks, and everything in between, youâ€™re perfectly positioned to enjoy the best of both worlds.

This isnâ€™t just a home; itâ€™s a lifestyle waiting for your personal touch. Mark your calendar for May 2025â€”your fresh start in this beautiful, no-condo-fee townhome is just around the corner. PLEASE NOTE: Photos are of a finished Showhome of the same model â€” FLOORPLAN IS THE SAME BUT REVERSED, fit and finish may differ on finished spec home. Floorplans shown in photos.

Built in 2025

## Essential Information

MLS® #	A2190082
Price	\$569,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,634
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	63 Walgrove Manor Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C7

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed January 24th, 2025

Days on Market 69

Zoning R-G

## Listing Details

Listing Office CIR Realty

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