

# \$750,000 - 294 Walgrove Boulevard Se, Calgary

MLS® #A2190517

## \$750,000

3 Bedroom, 3.00 Bathroom, 2,305 sqft  
Residential on 0.09 Acres

Walden, Calgary, Alberta

Experience modern living at its finest in this sunlit two-storey home, nestled in the vibrant community of Walden. Boasting 3 bedrooms, 2.5 bathrooms, and over 2,300 sq. ft. of meticulously designed living space, this residence seamlessly blends elegance with functionality.

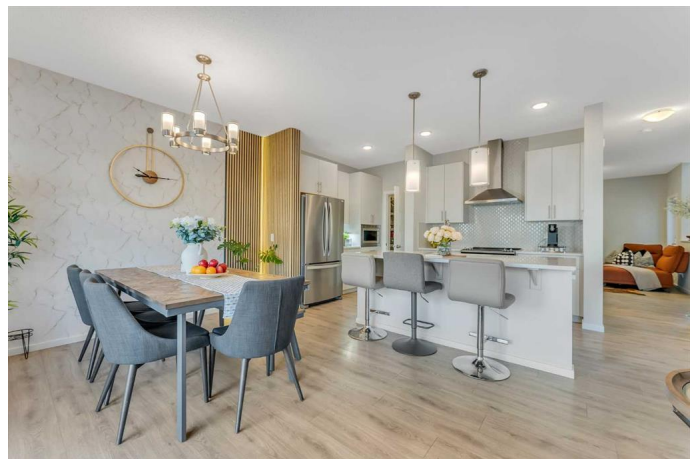
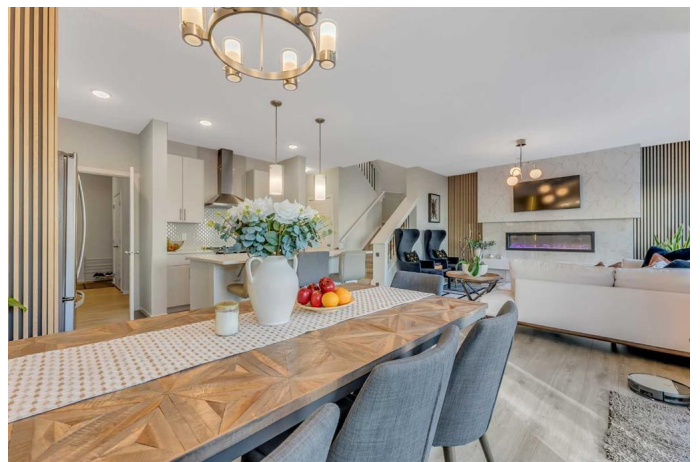
Upon entering, you're greeted by a bright, open-concept main floor adorned with gleaming hardwood floors, 9-foot ceilings, and an inviting electric fireplace. The chef-ready kitchen is a standout, featuring sleek quartz countertops, a spacious island, stainless steel appliances, and a walk-through pantry that connects effortlessly to the double garage.

Upstairs, the luxurious primary suite offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms, a versatile bonus room, and a convenient upper-floor laundry room complete this level, ensuring comfort for the entire family.

Step outside onto the expansive deck with a charming pergola, perfect for outdoor entertaining, while the landscaped, partially fenced yard ensures privacy. Additional highlights include 9-foot ceilings, central air conditioning, a high-efficiency furnace with MERV 13 filters, an HRV unit for year-round comfort, and triple-pane windows for enhanced energy efficiency and noise reduction.

**\*\*Bonus Features:\*\***

- A **\*\*maintenance-free 10 kW solar energy system\*\*** slashes utility costs.



- \*Get paid for solar carbon offset credits.  
- \*\*Eligibility for the CMHC Eco Plus Program\*\*â€”qualifying buyers may receive a \*\*25% refund\*\* on CMHC insurance premiums, adding significant savings. The unfinished basement provides endless opportunities for customization, whether you envision a media room, home gym, or extra living space. The double attached garage with epoxy flooring and an extended driveway add convenience and ample parking. Donâ€™t miss your chance to own this energy-efficient, move-in-ready home in a sought-after community close to parks, schools, and shopping. Schedule your private showing today!

Built in 2018

### Essential Information

MLS® #	A2190517
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,305
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	294 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4C8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 56

Zoning R-G

### **Listing Details**

Listing Office eXp Realty

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