

# \$739,000 - 35 Walgrove Park Se, Calgary

MLS® #A2206267

**\$739,000**

3 Bedroom, 3.00 Bathroom, 1,074 sqft  
Residential on 0.08 Acres

Walden, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5th  
2:00PM to 4:00PM and SUNDAY APRIL 6th  
12:00PM to 2:00PM

RARE EXECUTIVE BUNGALOW VILLA |  
2,145 SQ. FT. TOTAL LIVING SPACE | NO  
CONDO FEES | FULLY DEVELOPED |  
BACKS GREEN SPACE

Welcome to this Rowan Executive Bungalow Villa by Daytona Homes! A rare gem in the heart of Walden, one of Calgary's most sought-after suburban communities! Nestled on a quiet street, this pristine, fully developed bungalow villa offers the perfect blend of luxury, convenience, and maintenance-free living without sacrificing space or style. With a total of 2,145 sq. ft. of beautifully designed living space, this home is perfect for those looking to downsize without compromise. Step onto the inviting front veranda, where you can soak in peaceful park views while sipping your morning coffee. Inside, the open-concept design boasts soaring 9' ceilings, elegant LVP flooring, and an abundance of natural light. The heart of the home is the stunning chef's kitchen, complete with quartz countertops, a spacious island with silgranit sink, sleek white cabinetry with hidden drawers for ultimate storage, and premium stainless steel appliances including a gas stove! Unwind in the Great Room, featuring a cozy fireplace and stylish knockdown ceiling. The primary suite is a true retreat, offering a spa-inspired ensuite with a freestanding tub, dual vanities,



and a walk-in closet. Need more space? The fully finished basement is the perfect extension of your living area, complete with a huge family room, two additional bedrooms (one with a wall bed included!) perfect for a den/office as well, and a 4-piece bathroom. Outside, enjoy your zero-maintenance landscaped yard with a rear lane double attached garage for easy access. And the best part? No condo fees! Living in Walden means nature at your doorstep, with picturesque walking trails, parks, and green spaces just steps away. Plus, you're only minutes from top-rated schools, shopping, dining, golf, and major commuter routes. This is a rare opportunity to own a hard-to-find executive bungalow villa in a prime location. Book your showing today before itâ€™s gone!

Built in 2021

### Essential Information

MLS® #	A2206267
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	35 Walgrove Park Se
Subdivision	Walden
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 4N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Rear Drive
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	14
Zoning	R-2M

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.