

# \$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 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 Private Yard, Playground  
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 6  
Zoning R-2M

### Listing Details

Listing Office RE/MAX Landan Real Estate

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