



GRASSROOTS
REALTY GROUP

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32 Walgrove Green SE
Calgary, Alberta

MLS # A2233515



\$600,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

It was a quiet street in Walden... until this beauty showed up. I've seen homes before - plenty. But this one? 9ft CEILINGS that made the air feel expensive. HARDWOOD FLOORS across the main level—smooth, sharp, not a squeak to be heard. The living and dining areas are flooded with NATURAL LIGHT, like they've got nothing to hide. Then there's the kitchen: GRANITE COUNTERS, upgraded GAS RANGE, and a refrigerator that means business. The NEW 2025 MICROWAVE fits in like it owns the place. There's a GARBURATOR too—because this place doesn't leave loose ends. FRESH PAINT, VENTILATION SYSTEM, CENTRAL VAC ROUGH-IN, and a NEW WATER HEATER (2024) with a warranty through 2030. Someone's been keeping this place in TOP SHAPE. The BASEMENT IS FINISHED—clean, wide open. A rec room, a huge family room, and a mechanical room behind its own door. Privacy. I respect that. Out back? DOUBLE detached GARAGE with 9' ceilings and STORAGE TRUSSES. And the yard? Don't get me started: STRAWBERRIES, RASBERRIES, GOOSBERRIES, CURRANTS, APPLES, CHERRIES. They come back every year reliable as a contact who never asks questions and always delivers. The deck, fence, and gate? Painted—because even wood needs protection in this town. And the location? Prime. Shoppers, Save-On-Foods, restaurants, parks, schools, bike paths—all close. Quick drive to Seton, South Health Campus, Stoney Trail. Easy to disappear... or just grab a latte. You don't just find homes like this. You track them down, close the case... and make it yours.

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