



**GRASSROOTS**  
REALTY GROUP

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**53 Walgrove Rise SE**  
**Calgary, Alberta**

**MLS # A2237392**



**\$669,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** NA

4 Beds | 3.5 Baths | Built in 2018 | FULLY DEVELOPED BASEMENT with Separate Entrance Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom detached home in the vibrant, family-friendly community of Walden—where modern design meets everyday comfort. Built in 2018, this stylish and functional home offers more than just a place to live—it delivers a lifestyle. ?? Main Features: Bright & Airy Layout: The open concept living room is bright and spacious with natural light. Chef-Inspired Kitchen: Quartz countertops, stainless steel appliances, sleek cabinetry, and a large island with bar seating—perfect for morning coffee or entertaining guests. The seamless flow from kitchen to dining to living room creates a warm, connected space ideal for both relaxing and hosting. ??? Upstairs Retreat: Spacious Primary Bedroom with walk-in closet and luxurious ensuite Two Additional Bedrooms and a full bathroom Convenient Upper-Floor Laundry Room ?? Income Potential: The fully developed basement features a separate side entrance, 1 spacious bedroom, kitchen, full washroom with separate laundry, Whether you’re considering: Long- or short-term rental income. ?? The Community: Located just steps from parks, schools, shopping, restaurants, transit, and scenic walking paths, Walden combines natural beauty with urban convenience. It’s a neighborhood known for its welcoming community spirit and access to amenities. Whether you’re a first-time homebuyer, a family looking for space and flexibility, or an investor seeking income potential, this home checks every box. ?? Contact us today to schedule your private tour and start your next chapter in Walden!