



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

53 Walgrove Rise SE
Calgary, Alberta

MLS # A2250101



\$639,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!