

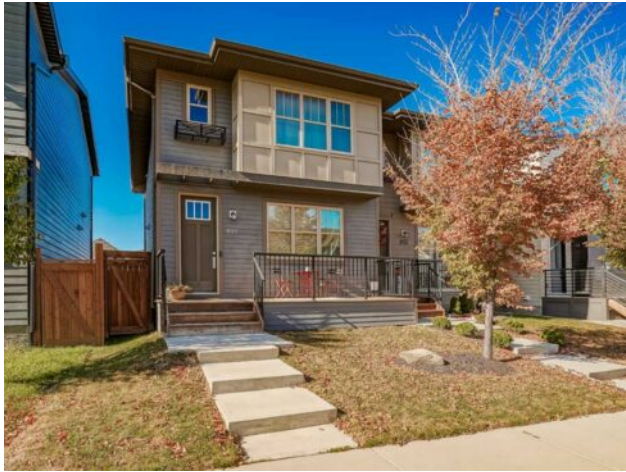


GRASSROOTS
REALTY GROUP

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859 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2270101



\$535,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,520 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Pantry		

Inclusions: None

Step into this beautifully designed semi-detached home in the heart of Walden, offering nearly 1,500 sq. ft. of modern living space. From the moment you walk in, you'll notice the 9-ft ceilings and the bright, open-concept layout that create a spacious and inviting atmosphere. The chef-inspired kitchen features a gas stove, sleek cabinetry, quartz countertops, and plenty of storage — perfect for everyday cooking and entertaining alike. Enjoy summer evenings with the gas line already installed for your BBQ, making outdoor gatherings a breeze. Upstairs, you'll find 3 spacious bedrooms and 3 bathrooms, including a large primary suite with its own ensuite and walk-in closet. The home is thoughtfully designed to offer comfort and functionality for families, couples, or first-time buyers. Located in the sought-after community of Walden, you're just minutes from everything — Shawnessy shopping centre, Legacy's new amenities, South Health Campus, parks, schools, and major roadways like Macleod Trail and Stoney Trail. Whether you're commuting downtown or heading out to the mountains, this location makes it easy. Don't miss your chance to call this stylish and convenient home yours. 859 Walgrove Blvd SE offers the perfect balance of comfort, design, and location in one of Calgary's most desirable communities.