\$749,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2234506

\$749,900

4 Bedroom, 3.00 Bathroom, 1,440 sqft Residential on 0.09 Acres

Walden, Calgary, Alberta

Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path—no neighbours immediately behind you!

Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry.

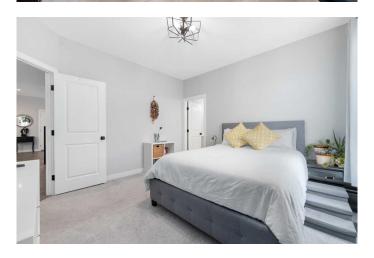
Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area.

Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar areaâ€"perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home.

Opportunities like this don't come oftenâ€"especially in such a desirable







community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!

Built in 2020

Essential Information

MLS® # A2234506 Price \$749,900

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,440 Acres 0.09

Year Built 2020

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 40 Walgrove Mews Se

Subdivision Walden
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4A3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Master

Downstairs, Separate Entrance, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Electric

1

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025

Days on Market 17

Zoning R-G

Listing Details

Listing Office eXp Realty

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