



**89 Walgrove Rise SE  
Calgary, Alberta**

**MLS # A2298719**



**\$589,800**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Zero Lot Line		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		

**Inclusions:** Mini-Fridge(basement), Heat Recovery Ventilator.

This well-maintained 2-storey home, built in 2019 and offering approximately 1,490 sq.ft. above grade, is located in the vibrant and growing community of Walden, providing the perfect balance of convenience and lifestyle. Residents enjoy access to scenic walking paths, parks, playgrounds, and natural green spaces throughout the area. With nearby shopping, restaurants, and everyday amenities just minutes away, everything you need is within easy reach, along with convenient access to major roadways. The main floor features a functional open-concept layout with a bright living area, dining space, and a modern kitchen complete with stainless steel appliances, ample cabinetry, and a central island with a wood countertop that adds warmth to the space. Upstairs, you'll find three well-sized bedrooms, including a primary bedroom with ensuite, along with an additional full bathroom and convenient upper-level laundry. The fully finished basement provides additional living space and includes a large open area with a sleeping space, a kitchenette, and a full bathroom. The basement also offers a separate side entrance, adding flexibility for extended family or guest use. The home is equipped with central air conditioning for added comfort. The backyard is designed for low maintenance and features a deck, offering a great outdoor space for relaxing or entertaining. A double detached garage adds to the overall functionality of the property.