



**GRASSROOTS**  
REALTY GROUP

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867 Walgrove Boulevard SE  
Calgary, Alberta

MLS # A2329410



**\$530,000**

|                  |                                                                                 |               |                  |
|------------------|---------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                          |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                                 |               |                  |
| <b>Size:</b>     | 1,533 sq.ft.                                                                    | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3                                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                                          |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping |               |                  |

|                    |                                                                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, 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-Gm |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

Premium, No-Fee Living in Walden! If you are searching for an upscale home that balances luxury and value, it doesn't get better than this. Enjoy the freedom of no condo fees paired with a generous lot size, a sunny west-facing backyard, and a double detached garage. This bright and airy 3-bedroom home is designed to impress from the moment you walk in. The gourmet kitchen is equipped with stainless steel appliances, premium quartz countertops, and gorgeous, upgraded Huntwood cabinetry. Luxury vinyl plank flooring flows throughout the main floor and all bathrooms. The low maintenance exterior is built to last with durable Hardie Board siding. This home is perfectly situated with a desirable west-facing backyard for enjoying sunny Calgary evenings.