



GRASSROOTS
REALTY GROUP

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919 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2334395



\$649,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)		

Inclusions: N/A

Rare opportunity to own a TRUMAN-built home with a fully registered 1-bedroom legal basement suite in the sought-after community of Walden — complete with a private entrance, separate laundry, and excellent income potential as a mortgage helper or private space for extended family. Paired with a double detached garage and a beautifully finished open-concept layout, this move-in ready home offers exceptional value, flexibility, and lifestyle. The main level is thoughtfully designed with 9' ceilings, luxury vinyl plank flooring, and bright, functional living spaces ideal for both daily living and entertaining. The chef-inspired kitchen is the heart of the home, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, stainless steel appliances, and a generous island with eating bar, all opening seamlessly to the dining area and great room. Upstairs, the elegant primary retreat showcases a tray ceiling, walk-in closet, and a beautifully appointed 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper laundry area complete the upper level. Set within the established, master-planned community of Walden, this home enjoys easy access to Deerfoot Trail, Stoney Trail, nearby shopping, schools, playgrounds, pathways, and green spaces — making it an outstanding opportunity for both homeowners and investors alike.