



GRASSROOTS
REALTY GROUP

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851 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2340901



\$530,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,468 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		
Inclusions:	See remarks		

Open House Saturday October 10th 11 am-1 pm. NO CONDO FEE Living in Walden! 851 Walgrove Boulevard SE, an exceptional 2019-built semi-detached home nestled in the vibrant community of Walden. Spanning 1,468 sq. ft. of above-grade living space, this 2-storey residence features central air conditioning for year-round comfort, an inviting "maintenance-free" front porch and back yard with a private, oversized 41 sq. m detached garage. Inside, modern convenience meets comfort with base-price included automated shades servicing the living room, dining room, and primary bedroom. To truly elevate your living experience, buyers can opt to acquire the home fully furnished "as seen," along with an available, fully active smart home package. This upgrade includes complete voice-activation capabilities for the home, garage, and garden lighting alongside ceiling fans, automated front and rear door locks, and occupancy sensor-controlled lighting across the pantry, washrooms, walk-in closets, and laundry room. Beyond the front door, everyday family life is effortless: a daycare facility sits conveniently directly across the road, while surrounding walking and cycle paths offer endless outdoor recreation. You will also enjoy immediate proximity to vibrant local shopping, popular dining options, health and wellness facilities, and nearby Public and Catholic schools, making this turnkey-ready home as convenient as it is connected.