

# \$615,000 - 275 Walgrove Boulevard Se, Calgary

MLS® #A2214288

**\$615,000**

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

**\*OPEN HOUSE THIS SUNDAY (April 27)**

**FROM 1:00 PM-3:00 PM\*** Step into elevated living with this artfully composed 1,968 sq ft duplex in the heart of Walden — thoughtfully refined by one of the homeowners, a design professional, to elevate both form and function. Every corner of this 4-bedroom, 3.5-bath home is a study in refined minimalism and intentional design. Clean lines and a modern palette set the tone, while the open-concept main floor is anchored by a chef-worthy kitchen adorned with sleek counters, floating shelves, slat wall detailing, and bespoke millwork — all evoking the calm sophistication of a high-end gallery.

Sunlight pours through oversized triple-pane windows, casting a golden glow across the south-facing backyard and illuminating each curated space with warmth and clarity. Stay cool and comfortable year-round with central air conditioning, seamlessly integrated for modern living. The fully developed (illegal) suite on the lower level offers versatile functionality — ideal for multi-generational living or as a chic income-generating retreat.

With a single attached garage, expansive 3-car parking pad, and ample street parking, practicality pairs effortlessly with style. Nestled in a serene, design-forward community steps from green spaces and urban essentials, this home is a rare blend of architectural intention and everyday ease.



Built in 2016

## Essential Information

MLS® #	A2214288
Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

## Community Information

Address	275 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C8

## Amenities

Parking Spaces	4
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Paved, RV Access/Parking, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	11
Zoning	R-2M

**Listing Details**

Listing Office	Real Broker
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