

# \$649,900 - 422 Walgrove Way Se, Calgary

MLS® #A2246641

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

Welcome to this beautifully upgraded two-storey laned home in the heart of Walden offering over 2,000 sq. ft. of thoughtfully designed living space, 4 bedrooms, and 3.5 bathrooms. Perfectly situated across from a large green space and park, this home combines style, comfort, and convenience in one inviting package. The charming front porch and spacious front entrance set the tone, leading you into the main level where durable laminate flooring flows throughout. The large, upgraded kitchen is a showstopper, featuring a central island with gleaming quartz countertops, upgraded stainless steel appliances including a gas range, range hood, and refrigerator with water and ice. The expansive dining area easily accommodates family gatherings, while a discreetly tucked-away half bathroom is conveniently located near the rear entrance. Upstairs, you'll find three generous bedrooms, a full laundry area, and a bright, airy primary retreat complete with a walk-in closet and a private 3-piece ensuite. The fully finished basement, professionally completed by the builder, offers even more living space with a separate side entrance. It includes a large recreation area, a fourth bedroom and a full 4-piece bathroom, plus rough-ins for a future kitchenette, providing excellent potential for a secondary suite (pending approval and permitting by the City of Calgary). Outside, the property is fully landscaped and features a double detached garage. With quick access to Walden and



Legacy’s many amenities, nearby schools and beautiful parks, this home offers the perfect blend of family-friendly living and modern convenience.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246641    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,520       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 422 Walgrove Way Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2x 4N9             |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                     |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, |

|              |                                |
|--------------|--------------------------------|
|              | Washer/Dryer, Garburator       |
| Heating      | Central, Natural Gas           |
| Cooling      | None                           |
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Cement Fiber Board, Vinyl Siding                                                                        |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 42                |
| Zoning         | R-G               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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