

# \$749,900 - 40 Walgrove Mews Se, Calgary

MLS® #A2234506

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

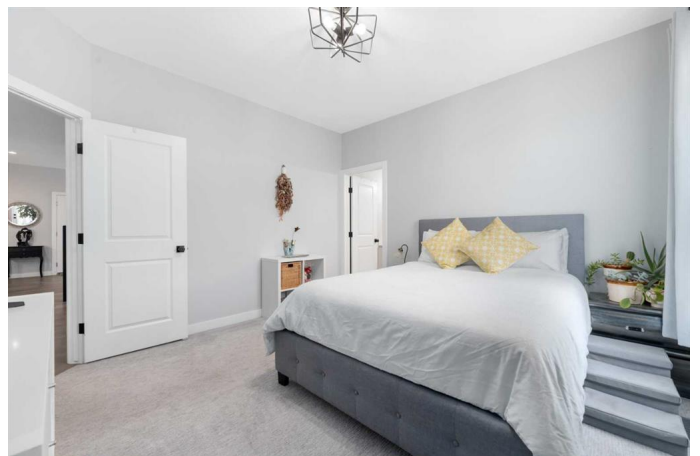
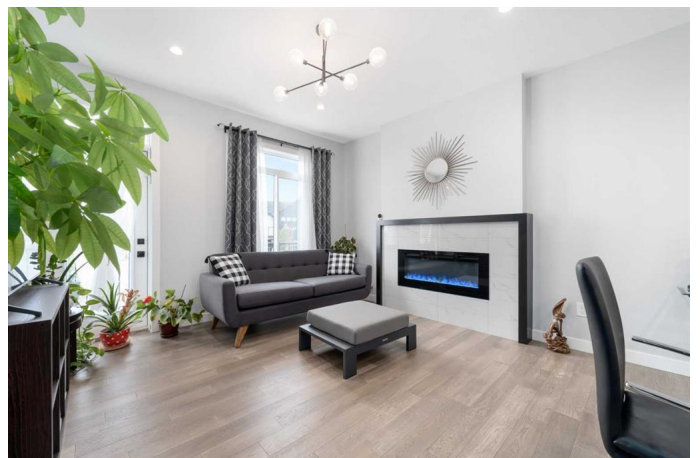
Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path—no neighbours immediately behind you!

Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry.

Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area.

Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area—perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home.

Opportunities like this don't come often—especially in such a desirable



community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!

Built in 2020

### Essential Information

MLS® #	A2234506
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	40 Walgrove Mews Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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