

\$949,900 - 560 Walgrove Boulevard Se, Calgary

MLS® #A2259381

\$949,900

4 Bedroom, 4.00 Bathroom, 2,370 sqft

Residential on 0.09 Acres

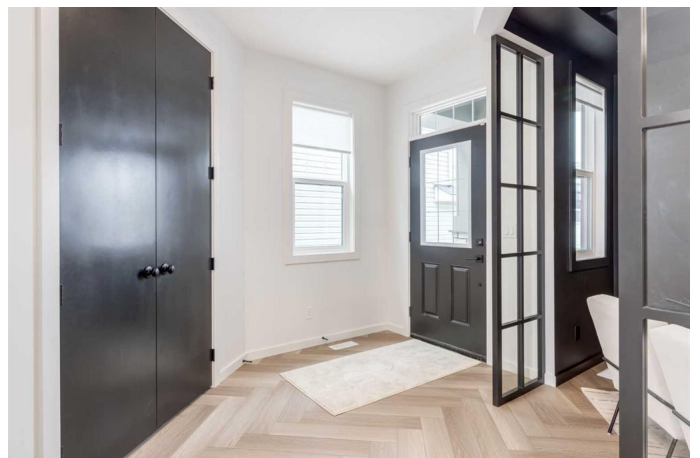
Walden, Calgary, Alberta

WHEN A HOUSE STARTS OUT AS A SHOWHOME, YOU NOTICEâ€™THE DETAILS ARE SHARPER, THE FINISHES BOLDER.

This Homes by Avi build carries the kind of features you rarely see offered togetherâ€™deliberate, dramatic, and designed to impress. Now, instead of open house hours, itâ€™s ready for its first owner, with possession at the END OF NOVEMBER.

The main floor begins with an office that doesnâ€™t apologize for being front and center. Framed in GLASS-PANEL WALLS and finished in a bold black palette with a COFFERED CEILING overhead, itâ€™s designed to be on displayâ€™equal parts workspace and showpiece. From there, herringbone-pattern LUXURY VINYL PLANK flooring pulls you through the open plan: past the WATERFALL QUARTZ ISLAND and Silgranit sink in the kitchen, into a dining area that opens through a three-panel glass door to the 14â€™ x 10â€™ DECK with gas line. The living room centers on a FIREPLACE FEATURE WALL clad in vertical wood slats stained to match the dark kitchen cabinetry, dramatic and grounding all at once.

Upstairs, the BONUS ROOM vaults high, finished with a wet bar and fridge so the space lives just as easily for movie marathons as it does for casual evenings in. The master bedroom takes luxury further: DUAL VANITIES frame a SOAKER TUB beneath a wide



window, paired with a glass shower that feels more spa than standard. From there, the flow continues into a walk-in closet fitted with CUSTOM WOOD SYSTEMS and large enough for a central bench—then on to a laundry room finished with COUNTER, SINK, AND CABINETRY that look as considered as the rest of the home. Two more bedrooms, each with their own walk-in closet, and a full bath round out the level.

The lower level is fully finished as a LEGAL BASEMENT SUITE, complete with its own kitchen, FULL APPLIANCE PACKAGE, laundry, and private entry. Independent systems—including a sub-panel and second furnace—make it practical and comfortable for multigenerational living, long-term guests, or rental income.

This was never a standard build. A SPRINKLER SYSTEM, TANKLESS HOT WATER, 200-amp electrical service, GARAGE MAN DOOR, and AIR CONDITIONING confirm its showhome pedigree, while glass stair railings and designer finishes tie every floor together in one cohesive statement.

Set on a SOUTH-FACING LOT in Walden, the location matches the home's intent. JUST A BLOCK FROM WALDEN PONDS, PATHWAYS, AND PARKS, it gives you instant access to trails and greenspace, while schools, shopping, and dining sit minutes away. Quick routes via Macleod Trail and Stoney keep the rest of the city in easy reach.

Showhome polish. Real-life readiness. This one is complete from top to bottom.

Built in 2023

Essential Information

MLS® #	A2259381
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,370
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	560 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4Y7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	Central Air, Full
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	44
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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