

\$445,000 - 922 Walgrove Boulevard Se, Calgary

MLS® #A2248355

\$445,000

3 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

Are you looking for bright, air-conditioned open concept living? What about with a convenient location near Township Shopping Center with easy access to Macleod Trail and Stoney Trail. Original owners of this home, it has been lovingly maintained and is pet/smoke free. Set along Walgrove Blvd, this townhome has both street parking directly in front and has an oversized single attached garage and a parking space in front of the garage. The entry level was customized to have a home office/den area that is great for WFH or having a home gym area. There is also access to your garage from this spot. Heading up to the main living space, the benefit of a corner unit really shines through with bright windows on three sides. The open concept layout is elevated by 9'™ ceilings, durable LVP flooring and modern finishings. The two-tone kitchen is framed by windows and is finished with white quartz counters and upgraded stainless steel appliances. The dining area separates the kitchen from the living room before leading out to your east facing balcony. Perfect for grilling, chilling and making the most of summer. On the top level, the airy owners retreat features natural light, mountain peekaboo™s and a modern 3 piece ensuite. This level also offers 2 additional bedrooms, another 4 piece bathroom and convenient laundry. This is a great starter home, or for downsizing folks who are done taking care of the yard and want a lock and go lifestyle. Contact your trusted agent to book a showing before She Gon™!



Built in 2019

Essential Information

MLS® #	A2248355
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,245
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	922 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C2

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Insulated, Rear Drive, Single Garage Attached, Stall, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Irregular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	M-1 d100

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.