

\$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 | 12 |
| Zoning | R-2M |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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