## \$744,900 - 50 Walgrove Bay Se, Calgary

MLS® #A2267454

## \$744,900

3 Bedroom, 3.00 Bathroom, 2,343 sqft Residential on 0.07 Acres

Walden, Calgary, Alberta

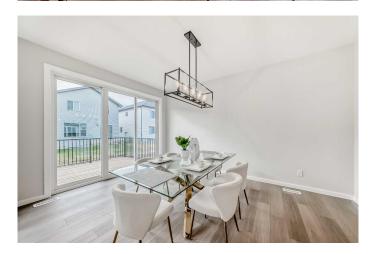
LET'S BE HONESTâ€"YOU'RE NOT LOOKING FOR A PROJECT. You're looking for a home that's done, dialed-in, and better than new. 50 Walgrove Bay SE delivers exactly thatâ€"a finished, never-lived-in Jefferson model from Homes by Avi, built for real life, not just the brochure version of it.

From the street, clean architecture and calm tones set the mood: warm modern without the show-off factor. Inside, flow takes the lead. The FRONT FLEX ROOM earns its keep as an office, homework zone, or just the buffer every busy household needs between the front door and the rest of the day. The kitchen nails what most don'tâ€"TWO ISLANDS that divide prep from gathering, QUARTZ COUNTERS that feel substantial under hand, and storage that quietly outperforms. Off the dining nook, a rear deck opens wide to a blank-slate yardâ€"ready for you to finish exactly how you want it, without undoing someone else's choices first.

Upstairs, the BONUS ROOM sits exactly where it shouldâ€"centrally placed, catching light from every side and keeping the bedrooms tucked just far enough away. The master pairs a large walk-in closet with a FIVE-PIECE ENSUITE that actually earns the name: DOUBLE SINKS, A DEEP SOAKER TUB, AND A GLASS-WALLED SHOWER that feels more spa than spec. Each secondary







bedroom has its own walk-in closet (finally), and the laundry's right where it belongsâ€"on the same floor as the hampers.

Downstairs, a SEPARATE SIDE ENTRY and 9-FOOT FOUNDATION open the door to future options, whether that's extra income potential or multi-generation flexibility later on. The details are simple but right: DOUBLE ATTACHED GARAGE, ELECTRIC FIREPLACE in the great room, gas line to the deck, modern lighting, and a location ON A QUIET CUL-DE-SAC in Walden that keeps traffic low and life convenient.

The paint's dry. The sod's down. The keys are ready.

Come see what "move-in ready―

REALLY feels like.

Built in 2025

## **Essential Information**

MLS® # A2267454 Price \$744,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,343
Acres 0.07
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 50 Walgrove Bay Se

Subdivision Walden

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5N9

**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, French

Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In

Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Great Room

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Mixed, Shingle Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed October 30th, 2025

Days on Market 3
Zoning R-G

**Listing Details** 

Listing Office CIR Realty

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