

275 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2214288

\$615,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,173 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

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.