

# \$779,900 - 524 Walgrove Boulevard Se, Calgary

MLS® #A2222077

**\$779,900**

3 Bedroom, 3.00 Bathroom, 2,533 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

Welcome to 524 Walgrove Boulevard SE—where style meets substance in this showstopping Lincoln model by Homes by Avi. With 2,533 sq. ft. of beautifully designed living space, this brand-new build offers the kind of thoughtful layout and elevated finishings that make everyday life feel just a little more luxurious.

From the moment you step inside, it's clear this home was made to impress. The open-concept main floor is anchored by a bright and spacious kitchen—not with one, but two oversized islands, creating the ultimate zone for entertaining, cooking, or late-night snacking in serious style. The adjoining great room features a striking electric fireplace and generous windows that flood the space with natural light.

Upstairs, the primary suite is more retreat than bedroom, offering space for a king-sized bed and your sanity. The ensuite? Pure indulgence—with a deep soaker tub, tiled glass shower, and dual vanities that mean never fighting over counter space again. A large bonus room adds flexibility for movie nights, yoga mats, or whatever your lifestyle calls for, while upper-floor laundry keeps things effortlessly convenient.

Downstairs, the unfinished basement with a separate side entrance opens the door to endless possibilities—whether you're



planning for future income potential, multi-generational living, or your dream home gym. Add in a double attached garage and on-trend designer touches throughout, and you've got a home that delivers the full package.

Located in the heart of Walden—one of Calgary’s most thoughtfully planned communities—you’re just minutes from scenic pathways, cozy caf  s, major shopping, and greenspaces galore. With quick access to Stoney Trail and Macleod, commuting is a breeze, while the calm, connected vibe of the neighbourhood gives you room to breathe.

Built in 2025

**Essential Information**

MLS�� #	A2222077
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,533
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	524 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4A2

### Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, 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, Unfinished

### Exterior

Exterior Features BBQ gas line, Private Yard

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

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 20th, 2025

Days on Market 1

Zoning R-G

### Listing Details

Listing Office CIR Realty

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.