

# \$839,900 - 524 Walgrove Boulevard Se, Calgary

MLS® #A2197814

**\$839,900**

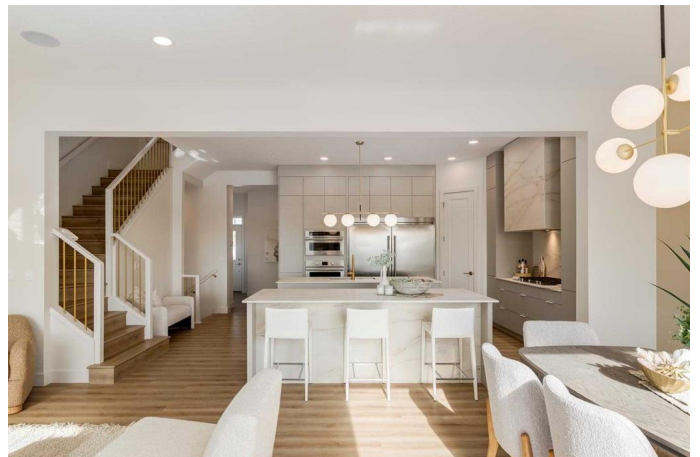
3 Bedroom, 3.00 Bathroom, 2,533 sqft  
Residential on 0.09 Acres

Walden, Calgary, Alberta

Welcome to 524 Walgrove Boulevard SE, a brand-new Homes by Avi Lincoln model that perfectly blends style and function. This 2,533 sq. ft. stunner isn't just a house—it's a statement. With three amazingly spacious bedrooms, 2.5 baths, and a layout designed for real life (not just Instagram), this home is built to impress without trying too hard.

Let's talk about that kitchen. Not one, but two islands make this the ultimate space for hosting, cooking, or just spreading out and pretending you're on a cooking show. The open-concept main floor flows effortlessly, with a spacious great room that's anchored by an electric fireplace—perfect for cozy nights in. Upstairs, the primary retreat is less of a bedroom and more of a private getaway, with enough space to make your king-size bed look small. And then there's the ensuite—because every great bedroom deserves an equally impressive bathroom. Featuring double sinks, a glass-enclosed tiled shower, and a deep soaker tub, this is where you'll unwind after a long day and pretend you're at a spa. A massive bonus room gives you flexibility for a media space, home gym, or whatever suits your lifestyle. Plus, the upper-level laundry means no more hauling baskets up and down stairs.

The basement comes with a side entrance, offering options for future development, a home office, or just some extra storage for all



the things you swore youâ€™d declutter last year. A double-attached garage, sleek finishes throughout, and thoughtful design touches make this home stand out in all the right ways.

And letâ€™s not forget the unbeatable locationâ€”Walden is one of Calgaryâ€™s most sought-after communities, offering the perfect mix of nature and convenience. Whether youâ€™re enjoying a walk along its scenic pathways, grabbing a coffee from one of the nearby cafÃ©s, or picking up groceries at the Gates of Walden shopping district, everything you need is just minutes away. With easy access to major roads, top-rated schools, and plenty of parks and green spaces, Walden isnâ€™t just a place to liveâ€”itâ€™s a lifestyle.

This is more than just a place to call homeâ€”itâ€™s a home that works for you with all the beautiful spaces having just a little more room to grow - in a community that has it all. Letâ€™s get you in for a look before someone else snaps it up! PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos. Home is under construction and has just completed drywall, but showings can be accommodated.

Built in 2025

### **Essential Information**

MLS® #	A2197814
Price	\$839,900
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, 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, 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	March 7th, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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