

# \$769,900 - 187 Walgrove Manor Se, Calgary

MLS® #A2256750

**\$769,900**

3 Bedroom, 3.00 Bathroom, 2,276 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

DINNER PARTIES SHOULDNÂ€™T FEEL LIKE TRAFFIC JAMS, AND WEEKDAY ROUTINES SHOULDNÂ€™T EITHER. Thatâ€™s why this Jefferson model comes with TWO KITCHEN ISLANDSâ€”one for prep, one for gathering. Mornings, coffee lands on one while kids claim the other for cereal and backpacks. Afternoons, homework spreads across one while dinner simmers on the other. And when friends drop by, the conversation flows as easily as the wine, because everyone has space to land without crowding the cook.

The rest of the kitchen is just as considered: QUARTZ COUNTERS, 50" UPPER CABINETS, a Silgranit undermount sink, gas line roughed to the stove, and a THREE-PANEL PATIO DOOR that expands the eating nook toward the deck. The living room balances cozy and contemporary with a 50" ELECTRIC FIREPLACE on a full-height bump-out feature wallâ€”the kind of anchor that makes evenings feel grounded. Around the corner, the mudroom and pantry tuck neatly behind the garage entry so groceries, boots, and sports gear all disappear in a single move.

Upstairs, the rhythm shifts to rest and reset. FRENCH DOORS frame the primary bedroom, giving it a sense of arrival. Inside, the ensuite delivers DOUBLE VANITIES, a four-foot GLASS-WALLED SHOWER, and a SOAKER TUB that turns hectic days into quiet evenings.



Each of the three bedrooms has its own walk-in closet, and the laundry room is outfitted with a sink rough-in so weekend chores stay on one level. The bonus room stretches wide enough for family movie nights without borrowing from bedroom space.

Practical upgrades run through every floor: a 200-amp electrical panel, 8' garage door, sod in the front yard, and a 9' FOUNDATION WITH SIDE ENTRY, LAUNDRY ROUGH-INS, and BAR SINK ROUGH-IN that make the basement ready for future plans. Out back, a 10' X 10'6" DECK invites barbecues and lazy Saturdays, with a gas line roughed in so you can ditch the propane tanks for good.

Set in Walden, youâ€™re connected to PLAYGROUNDS, PATHWAYS, AND NEIGHBOURHOOD CONVENIENCES, all while being minutes from Calgaryâ€™s main south corridors. Itâ€™s 2,276 square feet of smart planning, layered upgrades, and everyday easeâ€”ready to welcome its first owners this fall. Tour it in person and picture how smoothly your days could run here. â€¢ PLEASE NOTE: Photos are of a Showhome of the same model â€” fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2256750  |
| Price          | \$769,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,276     |
| Acres          | 0.07      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 187 Walgrove Manor 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 | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data, Breakfast Bar, French Door |
| 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        | Living Room, Electric                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                                      |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Interior Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Mixed, Stone, Vinyl Siding, Wood Frame, Shingle Siding              |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 19th, 2025  
Days on Market        22  
Zoning                      R-G

**Listing Details**

Listing Office            CIR Realty

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