

**81 Walgrove Rise SE**  
**Calgary, Alberta**

**MLS # A2209851**



**\$644,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, Open Floorplan, Stone Counters		

**Inclusions:** any tv wall mounts

Welcome to 81 Walgrove Rise SE, a beautifully maintained home in the vibrant and family-friendly community of Walden. From the moment you arrive, you'll appreciate the pride of ownership evident throughout this pristine residence. Ideal for growing families or those seeking a move-in ready home, this property offers comfort, convenience, and a strong sense of community. Inside, you'll find three spacious bedrooms on the upper level, offering a peaceful retreat for every member of the family. The open-concept main floor features a welcoming layout designed for both everyday living and entertaining. Natural light fills the space, highlighting the home's clean finishes and thoughtful design. Out back, a two-car detached garage adds both functionality and storage, while the low-maintenance yard offers space to enjoy sunny afternoons or evening gatherings. Located just steps from scenic parks and interconnected green spaces, 81 Walgrove Rise SE sits in a prime location within walking distance of local schools and amenities. Groceries, dining, and services are all just minutes away, making daily life easy and convenient. This home represents an exceptional opportunity to join one of Calgary's most desirable newer neighborhoods—don't miss your chance to make it yours.