

\$744,900 - 50 Walgrove Bay Se, Calgary

MLS® #A2267454

\$744,900

3 Bedroom, 3.00 Bathroom, 2,343 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

LET'S BE HONEST"YOU'RE NOT LOOKING FOR A PROJECT. You're looking for a home that's done, dialed-in, and better than new. 50 Walgrove Bay SE delivers exactly that"a finished, never-lived-in Jefferson model from Homes by Avi, built for real life, not just the brochure version of it.

From the street, clean architecture and calm tones set the mood: warm modern without the show-off factor. Inside, flow takes the lead. The FRONT FLEX ROOM earns its keep as an office, homework zone, or just the buffer every busy household needs between the front door and the rest of the day. The kitchen nails what most don't" TWO ISLANDS that divide prep from gathering, QUARTZ COUNTERS that feel substantial under hand, and storage that quietly outperforms. Off the dining nook, a rear deck opens wide to a blank-slate yard"ready for you to finish exactly how you want it, without undoing someone else's choices first.

Upstairs, the BONUS ROOM sits exactly where it should"centrally placed, catching light from every side and keeping the bedrooms tucked just far enough away. The master pairs a large walk-in closet with a FIVE-PIECE ENSUITE that actually earns the name: DOUBLE SINKS, A DEEP SOAKER TUB, AND A GLASS-WALLED SHOWER that feels more spa than spec. Each secondary



bedroom has its own walk-in closet (finally), and the laundry’s right where it belongs”on the same floor as the hampers.

Downstairs, a SEPARATE SIDE ENTRY and 9-FOOT FOUNDATION open the door to future options, whether that’s extra income potential or multi-generation flexibility later on. The details are simple but right: DOUBLE ATTACHED GARAGE, ELECTRIC FIREPLACE in the great room, gas line to the deck, modern lighting, and a location ON A QUIET CUL-DE-SAC in Walden that keeps traffic low and life convenient.

The paint’s dry. The sod’s down. The keys are ready.
Come see what “move-in ready” REALLY feels like.

Built in 2025

Essential Information

MLS® #	A2267454
Price	\$744,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,343
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Walgrove Bay 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	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, 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

Exterior

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	19
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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