

**16 Walgrove Place SE  
Calgary, Alberta**

**MLS # A2202243**



**\$779,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Walden  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,372 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage         |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Zero Lot Line |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

Step inside 16 Walgrove Place SE, and it's immediately clear—this isn't just another house. This is a home designed to elevate everyday living, where thoughtful details meet exceptional design in one of Calgary's most sought-after southeast communities. With 2,372 sq. ft. of meticulously planned space, this Homes by Avi Phillip model caters to the way modern families live. The main floor offers something many homes don't: a full bedroom and three-piece bathroom—a practical touch that makes hosting guests or accommodating multigenerational living effortless. At the heart of the home, the kitchen commands attention with its massive island, sleek quartz countertops, and generous walk-in pantry—the kind of space that turns routine meal prep into a pleasure. Natural light floods the great room, where an electric fireplace adds warmth and ambiance, perfect for cozy evenings in. Upstairs, the home expands into a retreat of its own. The bonus room offers endless possibilities—a media lounge, a kids' play zone, or a serene reading nook. The master bedroom is nothing short of indulgent, featuring an expansive five-piece ensuite with a deep soaking tub, tiled shower, and double vanity, all designed to make unwinding at the end of the day an experience. Each of the two additional bedrooms features its own walk-in closet, ensuring that storage is never an afterthought. A dedicated laundry room on this level adds an extra layer of convenience—because practical luxury is just as important as aesthetic appeal. Beyond the interiors, this home is built for the future. A separate side entrance and 9' foundation provide flexibility for development—whether it's income generating or just additional living space. With a 200-amp electrical panel and gas lines to both the stove and BBQ, this

home is as functional as it is beautiful. And then, there's the location. Walden is where urban accessibility meets natural beauty—a master-planned community designed for those who crave connection to both city and nature. Scenic walking trails, parks, and wetlands make it easy to step outside and breathe, while The Gates of Walden shopping district puts daily essentials, local dining, and coffee spots right within reach. Commuting? No problem. Major roadways make getting around the city seamless. Some homes are just places to live. This is a home that transforms HOW you live. Experience the difference at 16 Walgrove Place SE. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.