

\$699,900 - 182 Walgrove Manor Se, Calgary

MLS® #A2262734

\$699,900

3 Bedroom, 3.00 Bathroom, 1,935 sqft
Residential on 0.07 Acres

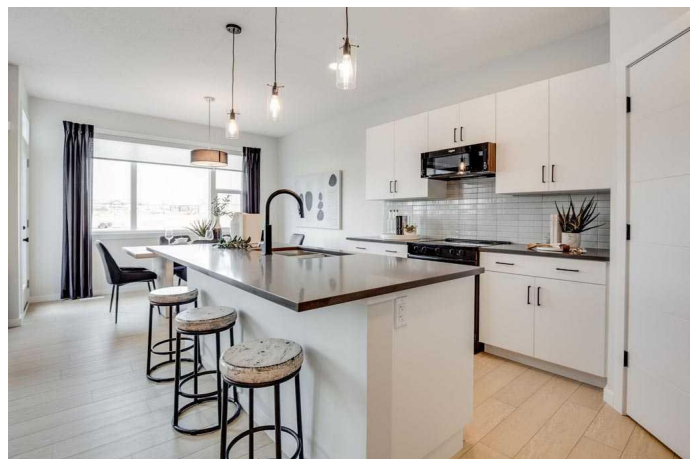
Walden, Calgary, Alberta

SOME STREETS JUST FEEL LIKE THE RIGHT MOVE. 182 Walgrove Manor SE sits half a block from Walden's POND AND PATHWAYS. It's the kind of micro-location buyers wish for and rarely find: close to nature, steps from everyday convenience, and comfortably removed from the noise that usually comes with both.

Inside, the Halladay model from Homes by Avi balances open space with real-world function. The TWO-STOREY LIVING ROOM sets the tone—bright, airy, and anchored by a sleek fireplace feature wall that draws light all the way up to the OPEN-TO-BELOW BONUS ROOM.

At the front, a FLEX ROOM with FRENCH DOORS gives focus to work, homework, or quiet mornings. The kitchen connects directly to the garage through a WALK-THROUGH PANTRY, so groceries move from car to counter without the chaos. A gas line is roughed-in for future range options, and the open layout carries naturally into the dining area—bright, functional, and ready for how people actually live. From here, an UPGRADED 3-SECTION PATIO DOOR opens to the 13' x 10' REAR DECK, already built and ready for outdoor dining, complete with a gas line roughed-in for your BBQ.

Upstairs, both secondary bedrooms have WALK-IN CLOSETS, and the primary



bedroom offers a SOAKER TUB, GLASS SHOWER, DOUBLE VANITY, and daylight in all the right places.

Below, a 9' FOUNDATION with SEPARATE SIDE ENTRY is ready for whatever comes next, complete with ROUGH-INS FOR A BATHROOM, BAR, AND LAUNDRY. Mechanical upgrades include 200-AMP ELECTRICAL SERVICE, and an 80-GALLON HOT WATER TANK—forward-thinking features that add long-term value.

WARM WOOD CABINETRY, LIGHT QUARTZ, WHITE TILE, AND BLACK ACCENTS keep the palette modern and calm—finished, but never overdone. Every detail feels pulled together, right down to the natural light that hits just where you™d want it.

Possession is late November, which means this one isn™t waiting for spring. The build is almost done, the keys are nearly ready, and the BEST WALKING PATHS IN WALDEN are about to become part of your daily routine. ¤ PLEASE NOTE: Photos are of a Showhome of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2262734
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,935
Acres	0.07

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

Community Information

Address	182 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	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, 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, Living 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	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2025
Days on Market 16
Zoning R-G

Listing Details

Listing Office CIR Realty

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