

# \$1,159,999 - 18 West Grove Mews Sw, Calgary

MLS® #A2206366

**\$1,159,999**

6 Bedroom, 5.00 Bathroom, 2,301 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Openhouse September 7, 1-3:30 p.m. Huge price drop! Premiere Video Tour available. Nestled in one of Calgary's most coveted communities, this stunning, fully finished detached 2-storey home offers over 2,900 sq ft of thoughtfully designed living space. Located on a quiet cul-de-sac, it features a double attached garage and an additional 2-car driveway, complemented by exceptional curb appeal from the inviting covered front porch to the refined interior layout with a vinyl deck and concrete patio. Step into the elegant foyer and flow into the expansive great room, anchored by a gas fireplace with floor-to-ceiling tile and a classic mantle—perfect for cozy evenings or entertaining guests. The chef's gourmet kitchen is a standout, showcasing a walk-through pantry, island with eating bar, and abundant storage and prep space. It seamlessly connects to a bright dining area with direct access to the back patio, making indoor-outdoor living a breeze. A dedicated office, mudroom, and convenient half-bath complete the main floor. Upstairs, retreat to the luxurious executive primary suite, complete with a spa-inspired ensuite featuring a stand-alone soaker tub, elegant walk-in shower, upgraded double vanity, and a generous walk-in closet with upgraded shelving. Three additional bedrooms with upgraded shelving and a stylish full bathroom with double vanity provide comfort and space for a growing family. The 9 feet fully finished



basement offers even more room to relax and play, with broad staircases, two spacious bedrooms, a full bathroom, and a large recreation room ideal for movies, games, or a home gym. Located in West Springs, this home is close to top-rated public and private schools including ST. JOAN OF ARC School, scenic parks, boutique shopping, and every amenity your family needs. Don't miss your chance to own this incredible home—contact us today to schedule a private showing. It won't last long! Here are extra bonuses: Kinetico Water Filtration Systems, Extended Garage width and Titanium Shelving upgrade throughout

Built in 2019

**Essential Information**

MLS® #	A2206366
Price	\$1,159,999
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,301
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	18 West Grove Mews Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2B1

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Soaking Tub
Appliances	Oven-Built-In, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Cul-De-Sac, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	52
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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