

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

MLS® #A2206366

**\$1,159,999**

6 Bedroom, 4.00 Bathroom, 2,301 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

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. Donâ€™t miss your chance to own this incredible homeâ€”contact us today to schedule a private showing. It wonâ€™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	4.00
Full Baths	3
Half Baths	1
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, Soaking Tub, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Built-In Oven, Electric Cooktop, Garage Control(s)
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	Landscaped, Cul-De-Sac, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	61
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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