

# \$1,199,999 - 18 West Grove Mews Sw, Calgary

MLS® #A2206366

**\$1,199,999**

6 Bedroom, 5.00 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. 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          | \$1,199,999 |
| 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        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Built-In Oven, Electric Cooktop |
| 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, Street Lighting, Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingle                                      |
| Construction      | Wood Frame                                           |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 36              |
| Zoning         | R-G             |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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