

# \$1,179,000 - 246 West Grove Point Sw, Calgary

MLS® #A2255619

**\$1,179,000**

4 Bedroom, 4.00 Bathroom, 2,370 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Welcome to this exquisite Brookfield-built detached residence in the prestigious West Springs SW community, a 3,200+ sq ft masterpiece blending sophistication, comfort, and functionality. This luxurious home features 4 spacious bedrooms, 3.5 bathrooms, and a double attached garage, with an open-concept main floor showcasing vinyl plank flooring, expansive south-facing windows, and a chef's kitchen with white cabinetry, quartz countertops, premium stainless steel appliances, a built-in wall oven and microwave, a large central island, and a walk-through pantry. Upstairs, a stunning bonus room with vaulted ceilings, a spa-inspired primary suite with a 5-piece ensuite and walk-in closet, plus two additional bedrooms and a full bath await. The fully finished basement offers a large recreation/media room, a 4th bedroom, and a 4-piece bathroom, ideal for guests or multi-generational living. Enjoy year-round comfort with central air conditioning and enhanced water quality from a water softener system. Outside, a spacious deck creates a private backyard oasis for summer BBQs and relaxation, complemented by a wide driveway for ample parking. Located minutes from top-rated schools, parks, playgrounds, restaurants, shopping, and downtown Calgary, this refined suburban gem is ready to be your forever home—book your private showing today!



Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255619    |
| Price          | \$1,179,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,370       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 246 West Grove Point Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1Y7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings              |
| Heating           | Forced Air                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                      |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Yard, Landscaped               |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-G                  |
| HOA Fees       | 200                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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