\$1,100,000 - 10 West Grove Common Sw, Calgary

MLS® #A2253136

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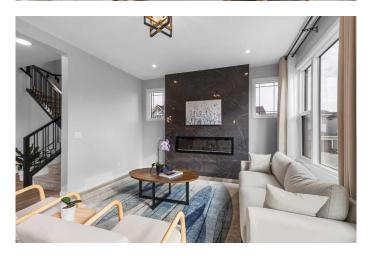
3 Bedroom, 3.00 Bathroom, 2,362 sqft Residential on 0.09 Acres

West Springs, Calgary, Alberta

Constructed in 2023, this corner-lot two-storey home, showcases over 2,300 square feet of beautifully designed living space, enhanced by more than \$50,000 in thoughtful upgrades. With its double attached garage, composite siding, and sophisticated finishes throughout, this property offers both timeless style and modern comfort. The main level greets you with a generous entryway that sets the tone for the home's bright, airy interior. Soaring 9' ceilings and luxury vinyl plank flooring create a sense of openness, while a private office with double doors offers the perfect space for working from home. The open-concept kitchen, living, and dining areas are ideal for both everyday living and entertaining. At the heart of the home, a chef's kitchen dazzles with elegant two-tone cabinetry, gleaming quartz countertops, a striking waterfall island with seating, stainless steel appliances including a gas range, gold accents, and a spacious pantry. The adjoining living room features an electric fireplace with a floor-to-ceiling tile surround, while the dining area flows seamlessly to the backyard through sliding glass doors. A stylish powder room and a well-designed mudroom off the garage complete this level. Upstairs, a central bonus room adds versatility to the floor plan. The primary retreat is a true sanctuary, complete with a walk-in closet and a spa-inspired five-piece ensuite featuring dual sinks, a freestanding soaker tub, and a full-height tiled







shower. For added convenience, the walk-in closet connects directly to the laundry room. Two additional bedrooms are tucked away on the opposite side of the floor, offering privacy for family or guests. They share a thoughtfully designed five-piece bathroom with dual sinks separated from the tub and showerâ€"perfect for children or teens. The lower level remains unfinished, providing a blank canvas for your future vision, whether that includes a recreation room, fitness studio, or additional bedrooms. Step outside to enjoy a composite deck ideal for morning coffee, evening barbecues, or simply soaking up the sun. A green lawn adds to the charm of this private backyard retreat. Beyond the home itself, West Springs is one of Calgary's most coveted neighborhoods. Families will appreciate the close proximity to West Springs School, West Ridge School, and Ernest Manning High School, along with a variety of esteemed private schools including Rundle College, Webber Academy, Calgary Academy, FFCA, Calgary Waldorf School, and Menno Simons. Nearby, the Westside Rec Centre and Winsport offer endless opportunities for fitness and recreation. Shops, restaurants, and conveniences abound, while access to Bow Trail, 85th Street, the 69th Street LRT, and major roadways makes commuting to downtown or escaping to the mountains seamless. Situated on a quiet street just steps from a playground and a bus stop, this home offers the perfect balance between family living and upscale amenities. Check out the 3-D Tour & floor plans for a closer look!

Built in 2022

Essential Information

MLS® # A2253136

Price \$1,100,000

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 2,362 Acres 0.09 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 10 West Grove Common Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6E4

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting, Storage,

Sump Pump(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Garburator, Gas Range

Heating Forced Air Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Living Room, Tile

Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Corner Lot, Landscaped, Treed

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 32

Zoning R-G

HOA Fees 200

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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