

# \$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	8
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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