

\$1,150,000 - 45 West Grove Way Sw, Calgary

MLS® #A2255607

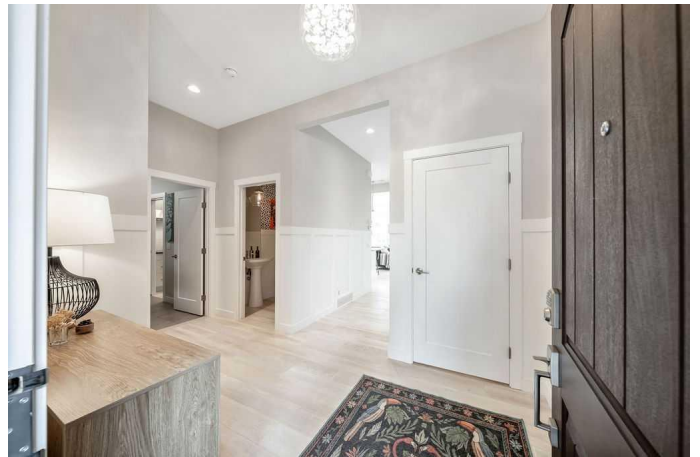
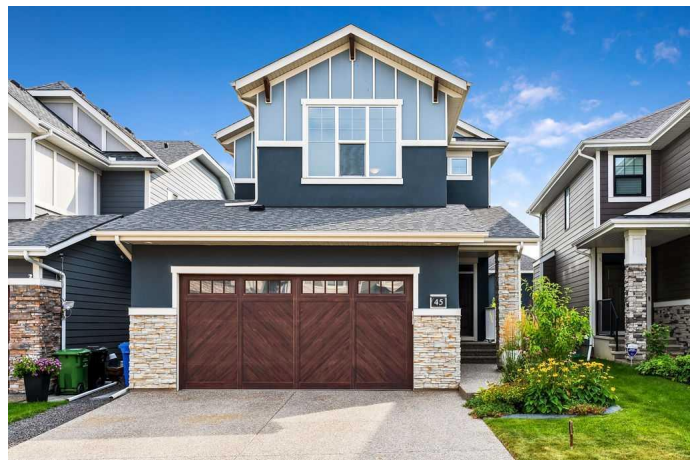
\$1,150,000

3 Bedroom, 3.00 Bathroom, 2,333 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Open House: Sat, Sept 13 at 2-4 pm | This immaculate, sun-drenched home built by Albi truly stands apart from the crowd. With massive, south-facing windows and soaring 10-foot ceilings, the open-concept living and dining areas are filled with natural light and a welcoming vibe. The kitchen is an absolute dream featuring quartz countertops, a cozy coffee bar, and an island that seats four and stainless steel appliances including a French door fridge, beverage fridge, wall oven and gas cooktop. Bonus! There's a spacious pantry and second 'spice kitchen' with its own Induction cooktop, hood fan, sink, and dishwasher—perfect for entertaining or weekly meal prep for the family. A large mudroom with custom storage makes grocery runs a breeze and keeps the clutter at bay. Upstairs, you'll find a cute office nook, ideal for working from home or as a homework and craft space. This oversized bonus room with vaulted ceilings is perfect for movie nights (complete with 4 zone built-in speakers), while the 2nd and 3rd bedrooms, upper laundry area, and bathroom with dual vanities round out the upper level. The sun-filled primary suite overlooks the beautifully landscaped, south-facing backyard. It's a true retreat with a spa-like ensuite and walk-in closet with built in storage. The upgraded finishes and creative design touches (including batten board and floating display shelving), makes this a stylish and move-in ready family home. The basement is a blank canvas, ready for you



to create your perfect guest/recreation space. Outside, the maintenance-free deck and lower patio are surrounded by garden beds and mature trees, providing the ideal spot for family gatherings or quiet evenings outdoors. You'll also appreciate the oversized double attached garage, high efficiency mechanicals and central A/C. Located in the heart of this vibrant community with top notch schools, amenities and recreation opportunities 45 West Grove Way all about creating lasting memories in a warm, beautiful setting. Come see what makes it so special!

Built in 2017

Essential Information

MLS® #	A2255607
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,333
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 West Grove Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Low Maintenance Landscape, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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