

# \$1,275,000 - 226 West Grove Point Sw, Calgary

MLS® #A2194765

**\$1,275,000**

5 Bedroom, 4.00 Bathroom, 2,346 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

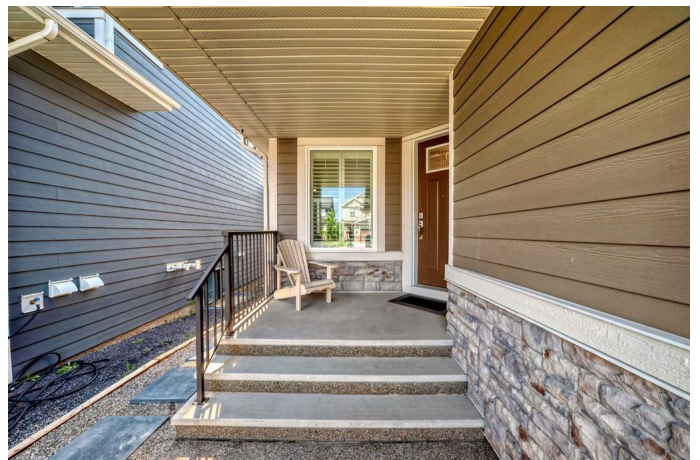
Welcome to 226 West Grove Point SW—a modern estate home where elegance meets comfort. Built in 2017 in the heart of West Springs, this impressive 5-bedroom, 3.5-bath residence spans 3,242 sq. ft. of meticulously upgraded living space.

Step inside to discover open, high-ceiling living and formal dining areas designed for both grand entertaining and everyday comfort. The bright, inviting main floor centers around a cozy gas fireplace in the family room, setting the perfect scene for gatherings. Culinary enthusiasts will appreciate the chef's kitchen, complete with an oversized quartz island, high-end gas range, large built-in fridge, and upgraded cabinetry—ideal for meal prep and even a casual breakfast nook.

Retreat upstairs to the luxurious master suite, featuring a spa-inspired ensuite with an oversized shower and a walk-in closet with custom organizers. Three additional spacious bedrooms, each boasting large walk-in closets, provide ample room for family and guests.

The walk-up finished basement is thoughtfully designed to suit your lifestyle, offering a cozy entertainment area perfect for movie nights, an extra bathroom, and a guest bedroom.

Outside, the south-facing backyard shines with natural light. A deck and patio create an ideal setting for summer barbecues, alfresco dining,



or simply relaxing with family.

Located just minutes from top-rated schools such as St. Joan of Arc, Downtown, and the University of Calgary, as well as vibrant dining, parks, and walking trails, this home isn't just a place to live—it's a lifestyle.

Begin your next chapter at 226 West Grove Point SW. Book your showing today!

Built in 2017

### Essential Information

MLS® #	A2194765
Price	\$1,275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,346
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	226 West Grove Point Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1Y7

### Amenities

Amenities	Park, Playground
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 14th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

Listing Office	URBAN-REALTY.ca
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