

# \$1,199,000 - 11 West Grove Common Sw, Calgary

MLS® #A2208226

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,434 sqft

Residential on 0.09 Acres

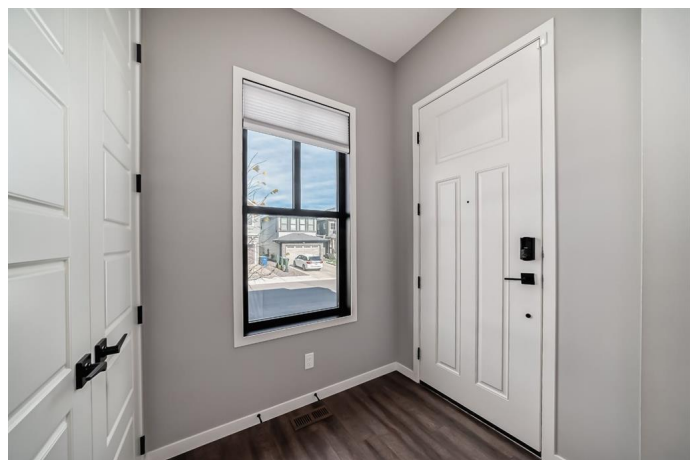
West Springs, Calgary, Alberta

Welcome to 11 West Grove Common SW in West Spring, corner lot, only 2 and half years old with really good condition as new. Morden design with open floor plan. Fully build base ment make you have total 3,241 sq ft activities area. This special house come with high ceiling of main grade is 10 ft, upper floor and basement all come with 9 ft, these upgrade high ceiling will bring more nature lights. All doors come with 8ft high, fully finished basement give family more space to enjoy the life. All the appliances are SAMSUNG, easy to use the high tech to control all of them. All compliances come with additional 5 years appliances warranties. Ease walk to playground, lots of Private school and Public school near by. New buildings in the maturity community. This is the place you can call home.

Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208226    |
| Price          | \$1,199,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,434       |
| Acres          | 0.09        |



|            |             |
|------------|-------------|
| Year Built | 2022        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 West Grove Common Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H6E4                  |

### 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, Pantry, Storage, Walk-In Closet(s), French Door                                                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Oven, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Fireplace(s), Humidity Control                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                              |
| Lot Description   | Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Private |
| Roof              | Shingle                                                         |
| Construction      | Concrete                                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 2nd, 2025  
Days on Market        17  
Zoning                      R-G  
HOA Fees                  200  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.