

# \$1,195,000 - 226 West Grove Point Sw, Calgary

MLS® #A2266460

**\$1,195,000**

5 Bedroom, 4.00 Bathroom, 2,346 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

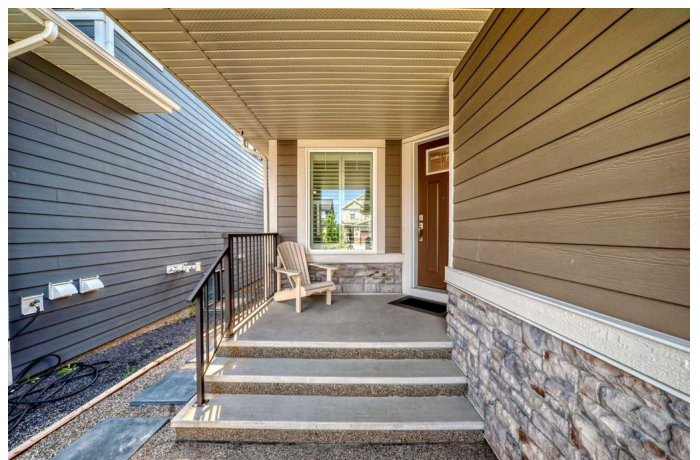
Welcome to 226 West Grove Point SW—a modern estate home where elegance meets comfort. Built in 2017 in the heart of West Springs, this impressive 5-bedroom, 3.5-bath residence spans 3,242 sq. ft. of meticulously upgraded living space.

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 with an oversized shower and a walk-in closet. Three additional spacious bedrooms, 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, 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® #         | A2266460    |
| Price          | \$1,195,000 |
| 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, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Instant Hot Water

Heating Natural Gas, High Efficiency

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## 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 October 23rd, 2025

Days on Market 3

Zoning R-G

HOA Fees 200

HOA Fees Freq. ANN

## Listing Details

Listing Office URBAN-REALTY.ca

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.