

\$1,059,000 - 218 West Grove Lane Sw, Calgary

MLS® #A2269417

\$1,059,000

5 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

West Springs, Calgary, Alberta

In the heart of West Grove, where family living meets elevated design, this 5 bedroom, 3.5 bath home delivers the perfect balance of warmth, versatility, and modern style. Every inch of its 2857 sq. ft. of developed living space has been thoughtfully designed for real life - where entertaining, relaxing, and everyday moments unfold effortlessly. Step inside and feel the natural flow of the open-concept main floor - anchored by floor-to-ceiling glass sliding doors that bathe the space in light and extend seamlessly to a large backyard deck, creating a beautiful connection between indoors and out. The great room's electric fireplace adds a cozy centerpiece for evenings in, while the kitchen shines with two-toned cabinetry, white quartz countertops, and pot lighting that elevates the ambiance. Choose your own appliances at the builder's supplier with an allowance of \$8954. A large pantry and mudroom add practical function for busy mornings and grocery hauls, and a nearby flex room offers the ideal space for a home office, playroom, or creative studio. Upstairs, the home's sense of spaciousness continues. The primary suite is a peaceful retreat with a spa-inspired ensuite featuring a soaker tub, glass shower, double vanity, and private water closet - plus a generous walk-in closet and easy access to the upper-level laundry room. A central bonus room invites family movie nights or a cozy reading nook, while three additional bedrooms and a dual-sink main bath ensure everyone



has space and privacy. Downstairs, a fully developed basement with a side entrance adds even more flexibility. The expansive recreation room can transform into a home gym, games area, or theatre, while the fifth bedroom and full bathroom make this level ideal for guests, teens, or extended family. With its bright open floor plan, stylish finishes, and thoughtful family-centered design, this West Grove gem delivers more than just square footage - it delivers lifestyle. Living in West Grove means access to one of Calgary's most coveted west-side communities - where tree-lined walking paths, nearby playgrounds, and top-rated schools create an environment families truly love. Enjoy proximity to West 85th's boutique shops and restaurants, Westside Recreation Centre, and LRT access for an easy downtown commute. This is a home where you can grow, gather, and truly live. Come see how this space feels when it's yours. Schedule your private showing today.

Built in 2025

Essential Information

MLS® #	A2269417
Price	\$1,059,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	218 West Grove Lane Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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.