\$1,249,000 - 30 West Grove Mews Sw, Calgary

MLS® #A2243251

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,334 sqft Residential on 0.11 Acres

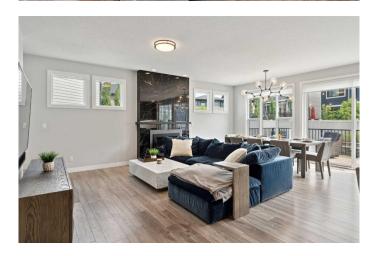
West Springs, Calgary, Alberta

**OPEN HOUSE SAT JULY 26 2PM â€"
430PM** Welcome to your dream home in a serene Calgary cul-de-sac, where modern luxury meets family-friendly living in this meticulously upgraded Cedarglen-built residence. Nestled in a quiet neighborhood with young families and retirees, this home offers elevated ceilings across all floors for an airy ambiance, LED lighting with a 3-year lifespan, and smart switches for phone-controlled lighting. Custom shelving adorns all closets and pantries, while wireless signal boosters, upgraded CAT ethernet cabling, and a home security system ensure connectivity and peace of mind.

Energy-efficient appliances, including a low-water-use dishwasher and washer/dryer, a reverse osmosis system for purified drinking water, and a soft water system enhance daily living. The living room dazzles with a gas fireplace featuring floor-to-ceiling tile, a reinforced TV wall with in-wall cable management, and seven additional windows for abundant light, while the gourmet kitchen boasts a stone sink, upgraded gas stove, and built-in garbage/recycling/compost. ALL NEW CARPET THROUGHOUT! The master suite is an oasis with a custom cabinetry walk-in closet and a spa-inspired ensuite with his-and-her elevated sinks, a fully tiled shower with starphire crystal glass, a bench, and a luxurious tiled bathtub with a full-wall mirror and barn-door entry. The expansive bonus room, with vaulted ceilings, surround sound,







and an enlarged layout over the garage, is perfect for gatherings. The basement offers rubber flooring and mirrors for a home gym, plus a quartz countertop, sink, and storage in a versatile fourth "bedroom― (currently an art room) with a reinforced TV wall. Additional upgrades include a central vacuum system, multi-zone A/C and heating with separate thermostats, upgraded easy-clean toilets, blackout blinds in all bedrooms, and a his-and-her laundry station. Outside, two stone garden beds and an irrigation system await your personal touch. Located steps from a bus stop and within walking distance or a 3-5 minute drive to shops, schools, and amenities, this home is just 10-15 minutes from downtown Calgary and 45 minutes to the mountains, with Banff just over an hour away. In a growing community, this exceptional home blends cutting-edge upgrades with warmth and convenience. Schedule your private viewing today!

Built in 2018

Essential Information

MLS® # A2243251
Price \$1,249,000
Bedrooms 4
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,334
Acres 0.11
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 30 West Grove Mews Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 2B1

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, No Smoking Home, Pantry, Smart Home, Storage,

Wired for Data, Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Water Purifier, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Decorative, Gas, Living Room, See Remarks

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Storage

Lot Description Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks,

Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 2
Zoning R-G

Listing Details

Listing Office RE/MAX iRealty Innovations

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