

# \$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, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
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        80  
Zoning                    R-G  
HOA Fees                200  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Century 21 Bravo Realty

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