123 West Grove Rise SW

Calgary | Active | MLS® A2348609

$1,350,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2012**	**1,995 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

RARE WEST SPRINGS BUNGALOW WITH OVER 3,400 SQ. FT. OF DEVELOPED LIVING SPACE. Offering an exceptional combination of space, privacy and location, this beautifully situated home is tucked away on a quiet street in one of Calgary's most sought-after west-side communities. Siding directly onto green space with a pathway and playground, the property enjoys an added sense of openness and calm, while still keeping everyday conveniences close at hand. Two K-9 schools, shops, restaurants and neighborhood amenities are all within a short walking distance.
Inside, you'll find generous, thoughtfully developed living spaces, offering the ease of bungalow living without sacrifice. At the heart of the home is the expansive, beautifully appointed kitchen-designed for both serious cooking and effortless entertaining, with an abundance of space to gather. A walk-through pantry adds the bonus of exceptional everyday function. Hardwood and tile flooring flow throughout, while two fireplaces bring warmth and character to the home. With four generously sized bedrooms and three full bathrooms, there's plenty of room for family, guests, a home office or an evolving lifestyle.
The fully developed lower level adds another dimension to the home, with space designed for both entertaining and everyday living. A wet bar creates a natural gathering place for friends and relaxed evenings at home, while the fully outfitted home gym means your workout is always just steps away.
Outside, mature trees create a wonderfully private backyard retreat, while the raised deck is made for morning coffee, summer dinners and long, quiet evenings outdoors. A triple garage provides exceptional space for vehicles, storage and all the extras.
Quietly tucked away yet wonderfully connected, this home offers something increasingly hard to find: over 3,400 sq. ft. of developed space, the ease of bungalow living, exceptional privacy, a green-space setting, and the best of West Springs just beyond your door.
Rare. Spacious. Private. Connected. This is West Springs living at its best.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348609
Bedrooms	4
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,995 sq. ft.
Main Level Finished Area:	1,995 sq. ft.
Below Grade Finished Area:	1,885 sq. ft.
Acreage:	No
Lot Area:	6,178 sq. ft.
Lot Frontage:	50'2"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1110892
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Great Room
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	West Springs
Appliances:	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Fridge in Basment, Gun safe in Basement
Restrictions:	None Known
Main Floor	Kitchen · 17'10" × 15'3" ·
Main Floor	Dining Room · 17'8" × 8'7" ·
Main Floor	Great Room · 23'8" × 17' ·
Main Floor	Bedroom - Primary · 17'2" × 16'9" ·
Main Floor	Bedroom · 12'5" × 12'3" ·
Main Floor	Laundry · 17'7" × 16'10" ·
Basement	Game Room · 23'10" × 16'6" ·

Basement	Exercise Room · 10'1" × 8'10" ·
Basement	Other · 9'3" × 4'11" ·
Basement	Bedroom · 12'4" × 11'8" ·
Basement	Bedroom · 12'4" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Back Lane, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/123-west-grove-rise-sw-calgary-a2348609/

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