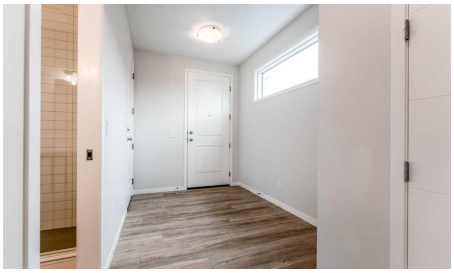
16 West Grove Link SW

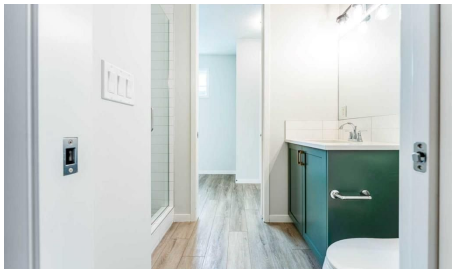
Calgary | Active | MLS® A2355697

$1,195,000









Bedrooms	Bathrooms	Year Built	Living area
7	**4**	**2022**	**2,175.78 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE: Welcome to this stunning, move-in-ready two-storey home, built in 2022 and thoughtfully designed to offer modern style, exceptional functionality, and outstanding income potential. With over three levels of beautifully finished living space, this property is perfect for growing families, multi-generational living, or savvy buyers seeking a mortgage helper.

Step inside to discover a bright, open-concept layout filled with natural light and contemporary finishes throughout. The main floor features a spacious bedroom and a full bathroom, ideal for guests, extended family, or a private home office. The heart of the home is the expansive living, dining, and kitchen area, creating the perfect space for both everyday living and entertaining.

Upstairs, you'll find four generously sized bedrooms, including a relaxing primary retreat, along with two full bathrooms and a large bonus/family room. Whether used as a media room, children's play area, or additional workspace, this versatile space adds tremendous value and flexibility. The home also includes a recently installed air conditioning system, ensuring comfort throughout the warmer months.

One of the standout features of this property is the fully developed legal basement suite, complete with a separate entrance, two bedrooms, private laundry, and its own self-contained living space. Ideal for rental income, extended family, or guests, this suite provides exceptional versatility and long-term value. Basement furnishings are negotiable, offering added convenience for the new owner.

Outside, enjoy a private backyard with ample space for family gatherings, entertaining, gardening, or simply relaxing. Conveniently located near shopping centres, restaurants, parks, schools, and everyday amenities, this home also offers quick access to major roadways and public transit, making commuting easy.

This rare opportunity combines modern construction, generous living space, premium functionality, and valuable income potential in a highly sought-after location. Don't miss your chance to own this exceptional property. Schedule your private viewing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355697
Bedrooms	7
Bathrooms	4
Year Built	2022
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,175.78 sq. ft.
Main Level Finished Area:	967.53 sq. ft.
Below Grade Finished Area:	874.38 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,304 sq. ft.
Lot Frontage:	32'1½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2022 (Age: 4)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	2111053
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$200.00
City Quadrant:	Southwest
Community:	West Springs
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'2" × 9'11" ·
Main Floor	Dining Room · 13'1" × 7'6" ·

Main Floor	Foyer · 17' × 6'11" ·
Main Floor	Kitchen · 15'6" × 10'4" ·
Main Floor	Living Room · 15'6" × 12'3" ·
Upper Level	Bedroom · 10'7" × 8'8" ·
Upper Level	Bedroom · 10'2" × 9'2" ·
Upper Level	Bedroom · 12'5" × 11'9" ·
Upper Level	Family Room · 15'6" × 13'5" ·
Upper Level	Laundry · 8'8" × 5'11" ·
Upper Level	Bedroom - Primary · 15'8" × 13'6" ·
Basement	Bedroom · 11'3" × 9'4" ·
Basement	Bedroom · 12' × 9'11" ·
Basement	Dining Room · 9'1" × 9' ·
Basement	Kitchen · 9'1" × 5'8" ·
Basement	Living Room · 12'5" × 12' ·
Basement	Furnace/Utility Room · 14'3" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Double Vanity, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W

Zoning:	R-G
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-west-grove-link-sw-calgary-a2355697/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.