4612 Grove Hill Road SW

Calgary | Active | MLS® A2336516

$1,699,999









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**2,726.9 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

**Open house Saturday November 21st 12-2pm ** Experience exceptional modern living in the heart of Glendale with this brand-new 5-bedroom, 5-bathroom detached home offering over 3,500 sq. ft. of thoughtfully designed living space. This stunning residence combines timeless design and premium finishes. A welcoming foyer sets the tone as you enter the home, where a private front office provides the perfect space for working from home. The open-concept main floor is designed for both everyday living and entertaining, featuring a gourmet kitchen complete with modern appliances, a spacious island, and a convenient butler’s pantry for additional storage and prep space. The adjoining dining area flows seamlessly into the impressive great room, anchored by a cozy gas fireplace. A functional mudroom offers everyday convenience, while the expansive rear deck extends your living space outdoors for summer gatherings and relaxation. Upstairs, the luxurious primary retreat is highlighted by soaring vaulted ceilings, a generous walk in closet, and a spa inspired 5 piece ensuite featuring dual vanities, a freestanding soaker tub, separate shower, and private water closet. The second bedroom enjoys its own 3 piece ensuite, while two additional bedrooms provide ample space for family members. Completing the upper level is a stunning vaulted bonus room, ideal for movie nights or a children's play area, along with a well appointed laundry room featuring a sink. The fully developed basement is designed for entertaining and recreation, boasting a spacious recreation room with a gas fireplace, a wet bar, a dedicated gym, a fifth bedroom ideal for guests, and a 3 piece bathroom. Adding to the home's appeal is a double attached garage, providing secure parking and extra storage space year round. Located in the highly sought after community of Glendale, this home offers the perfect balance of peaceful residential living and urban convenience. Residents enjoy mature tree-lined streets, large lots, excellent schools, and quick access to downtown Calgary. Glendale's central location provides easy access to Westhills Shopping Centre, Signal Hill Centre, popular restaurants and cafés, and convenient access to major routes including Sarcee Trail and 17th Avenue SW. This is a rare opportunity to secure a brand-new luxury home in an established inner-city neighbourhood before completion.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336516
Bedrooms	5
Bathrooms	5
Year Built	2026
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:	2 Storey
Total Living Area:	2,726.9 sq. ft.
Acreage:	No
Lot Area:	6,964 sq. ft.
Lot Frontage:	56'4½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	774HI
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living/Dining Room Combination · 25'3" × 15'5" ·
Main Floor	Kitchen · 17'10" × 10'11" ·
Main Floor	Entrance · 10'5" × 8'2" ·
Main Floor	Office · 8'8" × 8' ·
Upper Level	Bonus Room · 13'10" × 9'3" ·
Upper Level	Bedroom · 10'7" × 10'1" ·
Upper Level	Bedroom · 11'2" × 10'8" ·
Upper Level	Bedroom · 11'1" × 10'7" ·
Upper Level	Laundry · 9'1" × 6'4" ·

Upper Level	Bedroom - Primary · 18'11" × 13'8" ·
Upper Level	Walk-In Closet · 8'10" × 8'4" ·
Basement	Storage · 10'2" × 3'4" ·
Basement	Other · 18' × 8'11" ·
Basement	Family Room · 23'8" × 14' ·
Basement	Bedroom · 11'9" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4612-grove-hill-road-sw-calgary-a2336516/

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