61 West Grove Way SW

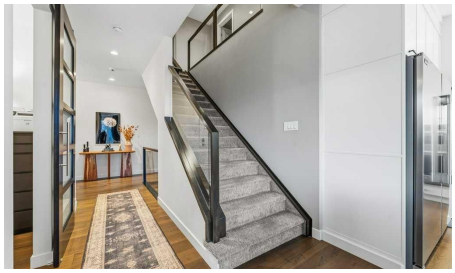
Calgary | Active | MLS® A2359045

$1,300,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**2,475.41 sq. ft.**

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Listed by eXp Realty

A closer look

OPEN HOUSE CANCELLED. Welcome to a home where quality craftsmanship, thoughtful upgrades and everyday luxury come together in the heart of West Springs! Built by ALBI Homes, this beautifully finished 4-bedroom, 3.5-bathroom home offers exceptional attention to detail and a layout designed for modern family living. At the heart of the home is a stunning chef-inspired kitchen featuring premium appliances, including a Dacor induction cooktop, KitchenAid double ovens, an oversized Frigidaire Professional fridge and freezer, built-in Bosch dishwasher, custom hood fan and a spacious butler's pantry. The oversized island is perfect for gathering, with additional storage thoughtfully built into the seating side. The inviting living room features a gas fireplace and custom drapery, while oversized sliding patio doors fill the space with natural light and create effortless indoor-outdoor living. A separate exterior door provides convenient access to the deck, and upgraded lighting throughout the main floor adds a refined finishing touch. Upstairs, a spacious bonus room offers the perfect family retreat. The primary suite features custom closet organizers and a spa-inspired ensuite with a freestanding soaker tub, curbless tiled shower with bench and heated floors. Two generously sized bedrooms share a Jack-and-Jill bathroom with double sinks. The fully finished basement adds even more versatility, featuring a dedicated home gym with mirrored walls and gym flooring, a recreation room and a private bedroom with its own ensuite. Beyond the beautiful finishes, this home is packed with valuable upgrades, including 12 solar panels, a radon mitigation system, triple-pane windows with UV protection on south-facing main-floor windows, central AC, Hunter Douglas blinds, heated bathroom floors and a NEW hot water tank (2026). Two-zone furnace heating allows independent temperature control for the upper level and the main floor/basement, adding comfort and efficiency throughout the home. Built-in speakers in the living room, primary ensuite and basement recreation room, plus outdoor deck speakers, make entertaining effortless. Outside, the sunny south-facing backyard features a spacious deck, exposed aggregate patio on the lower level and accessible under-deck storage, perfect for seasonal items and outdoor equipment. All of this in the sought-after community of West Springs, just minutes from schools, ravines, pathways, playgrounds, West 85th District, Westside Recreation Centre, shopping and dining. Exceptional quality, impressive upgrades and a location that truly has it all. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359045
Bedrooms	4
Bathrooms	4
Year Built	2017
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:	2,475.41 sq. ft.
Main Level Finished Area:	1,101.87 sq. ft.
Upper Level Finished Area:	1,373.54 sq. ft.
Below Grade Finished Area:	984.19 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,961 sq. ft.
Lot Frontage:	36'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1711222
Heating:	High Efficiency, In Floor, Fireplace(s), Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
Builder:	Albi Homes
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$250.00
City Quadrant:	Southwest
Community:	West Springs
Amenities:	None
Appliances:	Central Air Conditioner, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Pull-up bar in the gym, metal storage racks in the garage
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 13' × 10' ·

Main Floor	Kitchen · 15'11" × 11'6" ·
Main Floor	Living Room · 16'6" × 15'7" ·
Main Floor	Mud Room · 13'11" × 5'4" ·
Main Floor	Office · 7'7" × 7'4" ·
2nd Floor	Bedroom - Primary · 20'1" × 18'2" ·
2nd Floor	Bedroom · 14'3" × 10' ·
2nd Floor	Bedroom · 14'4" × 9'11" ·
2nd Floor	Family Room · 15'11" × 13'2" ·
2nd Floor	Laundry · 8'11" × 6'7" ·
2nd Floor	Walk-In Closet · 10'7" × 6'7" ·
Basement	Bedroom · 18'10" × 10'9" ·
Basement	Game Room · 25'5" × 12'3" ·
Basement	Exercise Room · 11'5" × 10'1" ·
Basement	Furnace/Utility Room · 18'10" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Garden, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Interior Lot, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W

Zoning:	R-1s
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/61-west-grove-way-sw-calgary-a2359045/

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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.