

# \$749,900 - 8916 Wentworth Avenue Sw, Calgary

MLS® #A2262261

**\$749,900**

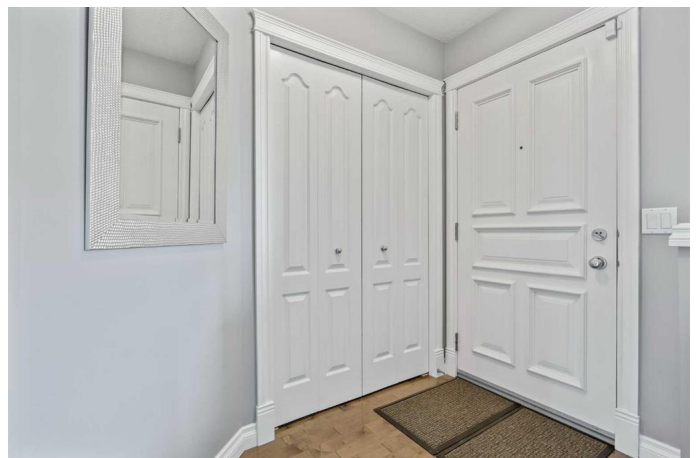
3 Bedroom, 4.00 Bathroom, 1,445 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

Welcome home to West Springs! Set on a deeper-than-average lot, this home features 3 bedrooms, 2 full bathrooms, 2 half bathrooms, and a beautifully landscaped yard. Inside, the kitchen has been thoughtfully updated with freshly sprayed cabinets (throughout the home), a newer backsplash, granite counters, and a breakfast bar.

A separate side entry with a mudroom, laundry, and a convenient 2-piece bathroom makes this layout ideal for families. Upstairs, you'll find three generously sized bedrooms, each with oversized windows that fill the rooms with natural light, along with two full bathrooms. The primary suite offers a private ensuite and a walk-in closet—creating a comfortable retreat at the end of the day. The fully finished basement is ready for movie nights and game days, complete with an entertainment system featuring a projector and screen, built-in surround sound speakers, and an electric fireplace for added warmth! Recent upgrades include a new roof and furnace, plus air conditioning added within the last five years. Additional features include a 3-zone irrigation system, central vacuum with attachments, and an alarm system. The detached garage is insulated, drywalled, and wired with a 220V outlet—perfect for EV charging.

Just steps away, you'll find a beautiful natural wetlands area with a pathway system ideal for walking, running, or biking. You're also within walking distance of schools, parks,



playgrounds, local shops, restaurants, and all the everyday amenities you could need. This home blends lifestyle, comfort, and a prime location in one of Calgary's most sought-after southwest communities.

Built in 2004

### Essential Information

MLS® #	A2262261
Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,445
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8916 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5N9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, 220 Volt Wiring, Insulated
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Granite Counters, No
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	Animal Home, No Smoking Home, Storage, Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Electric Oven, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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