

# \$679,000 - 50, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2246896

## \$679,000

4 Bedroom, 4.00 Bathroom, 1,548 sqft  
Residential on 0.07 Acres

West Springs, Calgary, Alberta

Charming Detached Home in the Heart of Wentworth | 4 Bedrooms | 4 Bathrooms | Over 2,000 Sq Ft of Developed Living Space  
This is the lifestyle you've been waiting for—a warm and welcoming detached home tucked into one of Calgary's most desirable west-side communities. With over 2,000 sq ft of thoughtfully designed living space and 1550 sq ft above grade, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and character.

From the moment you step inside, you'll feel the charm: sunlight spilling through large windows, elegant light hardwood floors, and a bright, open-concept main floor anchored by a cozy family room with a gas fireplace. The modern kitchen with a wine/eating bar flows seamlessly into the dining area—ideal for hosting or everyday moments.

Upstairs, you'll find three generous bedrooms, including a primary retreat with a walk-in closet and spa-inspired 5-piece ensuite. A second full bathroom and convenient upper-level laundry complete this floor.

Downstairs, the fully finished basement adds versatility with a spacious rec room, fourth bedroom, and full bathroom—perfect for guests, a home office, or movie nights.

Enjoy morning coffee on your charming front



porch overlooking 89th Street, or unwind in the evening on your west-facing patio. A single attached garage and private driveway offer convenience, while the professionally managed grounds mean youâ€™ll never have to worry about snow shovelling or yard work.

Set in the heart of Wentworth in West Springs, this home is just steps from Co-op, Starbucks, Mercato, UNA Pizza, Fergus & Bix, Shoppers, and more. You're also directly across the street from West Springs School and West Ridge Junior High, surrounded by mature trees, walking paths, and beautiful homes.

Though part of a well-managed condominium community, this home is fully detachedâ€”giving you all the privacy and independence of a single-family house, with none of the upkeep.

This is more than a homeâ€”itâ€™s a way of living - and a rare opportunity to enjoy a low-maintenance lifestyle in a high-end location.

Built in 2005

### **Essential Information**

MLS® #	A2246896
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,548
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 50, 9000 Wentworth Avenue Sw  
Subdivision West Springs  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 0A9

### Amenities

Amenities Snow Removal, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed August 8th, 2025  
Zoning R-2M

HOA Fees 270  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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