

# \$725,000 - 8940 Wentworth Avenue Sw, Calgary

MLS® #A2199979

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,311 sqft  
Residential on 0.10 Acres

West Springs, Calgary, Alberta

**OPEN HOUSE SAT MARCH 15TH FROM 1-3!**

Experience contemporary elegance in this bright and beautifully designed bi-level home, ideally situated across from a picturesque green space and the West Springs Elementary as well as a Junior High. With full air conditioning and an unbeatable location, it's just a short stroll to your favourite coffee shop, grocery stores and an array of boutique shops and restaurants such as Mercato, Vin Room and My Favourite Ice Cream Shoppe!! This home offers the perfect blend of comfort and convenience, all within 15 minutes of downtown. From the moment you step into the soaring entryway, you'll be captivated by the sophisticated open-concept design. Vaulted ceilings and oversized windows flood the home with natural light, creating a warm and inviting ambiance. The spacious family room seamlessly flows into the dining area and chef's kitchen, making it an entertainer's dream. Sleek maple hardwood and tile flooring elevate the neutral décor, adding a timeless touch of luxury throughout the main level. Retreat to your private master suite, a serene sanctuary featuring a spa-inspired 5-piece ensuite with a corner soaking tub, separate shower, and custom walk-in California Closets. Two additional bedrooms and a stylish 4-piece bath complete this exceptional home. The lower level presents a blank canvas, ready for your personal touch. Whether you envision a media room, home gym, or additional living space,



the possibilities are endless. Some recent updates to the home include freshly painted throughout with brand new carpeting and the hardwood floors have just been refinished. The dishwasher is brand new and the furnace was replaced at the end of October. The shingles on the garage and at the very front of the house were replaced in 2020. There is quick access to Stony Trail from Bow Trail or Old Banff Coach Road for ease of getting around the city! Don't miss this rare opportunity to own a stunning home in one of the city's most sought-after communities!

Built in 2003

### **Essential Information**

MLS® #	A2199979
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,311
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8940 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5N9

### **Amenities**

Amenities	None
-----------	------

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.