

# \$570,000 - 32 Wentworth Common Sw, Calgary

MLS® #A2239709

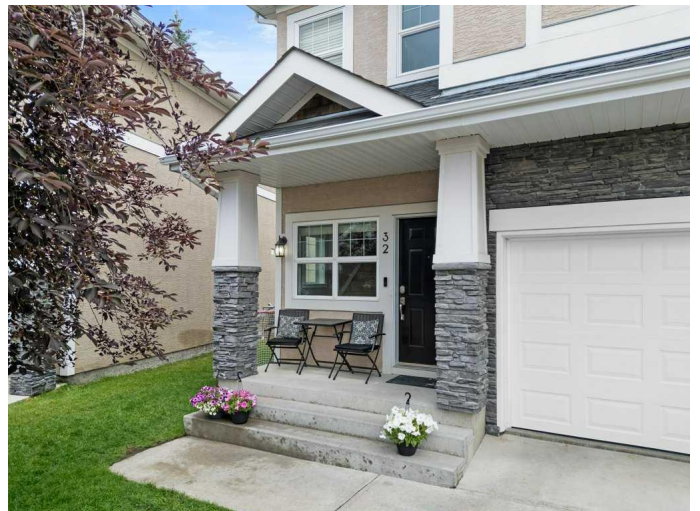
**\$570,000**

3 Bedroom, 4.00 Bathroom, 1,503 sqft

Residential on 0.05 Acres

West Springs, Calgary, Alberta

The perfect location, centered with quick access to Stoney Trail via Bow Trail as well as walking distance to West Ridge School, West Springs School, Parks, Playgrounds, Tennis Courts. Walking Paths and a plethora of all the commercial amenities you desire along 85th Street. The home is presented in a family and pet friendly complex with space for kids to play, added visitor parking and the comfort of living in a well-run corporation. Enter into NEW hardwood floors (2024) from the quaint front porch, a tucked away side 2-piece bath with a side garage door to your insulated and drywalled garage. The back of the home offers an open design with a side lifestyle room wrapped around a focal gas fireplace and added side windows. The kitchen is situated off the family dining area with access to your private yard space from the garden door complete with a lower concrete pad and vinyl privacy fence. A central island offers added prep space, with an abundance of counter and storage as well as a dedicated pantry, a full set of stainless-steel appliances, a NEW dishwasher (2021) and tiled backsplash. The upper plan offers room for all with 2 back kid's rooms, a 4-piece bath, upper laundry closet home to a NEW full size laundry set (2020) and front primary bedroom boasting a walk-in closet and tiled 3-piece en-suite bath with storage vanity and tiled floors. Looking for more, well check out the professionally developed basement! A NEW hot water tank (2024) carpet throughout, added under stair



storage, a tiled 3-piece bath with a full-size shower and central air for those summer days completed in 2018. The home, design, community and space for all to enjoy!

Built in 2004

### Essential Information

MLS® #	A2239709
Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,503
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	32 Wentworth Common Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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