

# \$569,749 - 26, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2244431

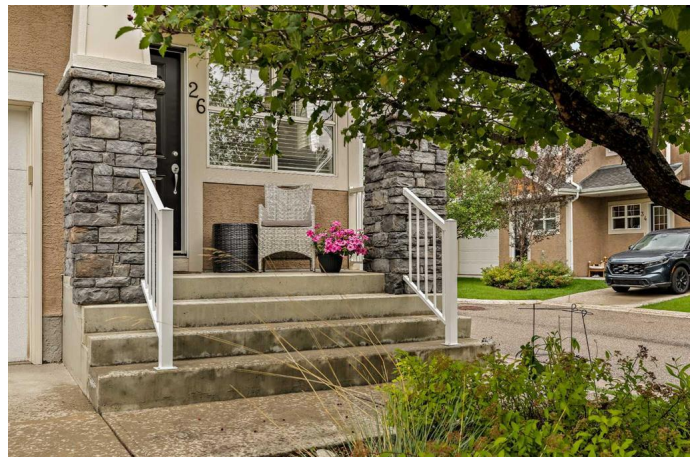
**\$569,749**

3 Bedroom, 4.00 Bathroom, 1,427 sqft  
Residential on 0.05 Acres

West Springs, Calgary, Alberta

Open House Saturday Aug. 16th 1-3pm.  
Welcome to this beautifully upgraded  
townhome in the heart of desirable West  
Springs

â€” a coveted end unit drenched in natural light. Thoughtfully designed and meticulously maintained, it blends timeless style with modern comforts, making it a perfect fit for young families, professionals, or those looking to downsize in style. Inside, rich new maple hardwood floors set the tone, complemented by upgraded lighting with sleek pot lights and a fresh, pristine interior. The chefâ€™s kitchen is a true showpiece, featuring a striking marble island, granite countertops, a walk-in pantry, and a new dishwasher (2023), all framed by large vinyl windows dressed with Hunter Douglas blinds. Upstairs, youâ€™ll find two primary bedrooms, each with its own walk-in closet and private ensuite. The rear suite has a spa-inspired ensuite with a glass shower enclosure and jetted tub, while the front suite offers the versatility to double as a spacious home office or childrenâ€™s bedroom. The lower level is equally impressive, with a large bedroom, 3 closets and a 3 piece bathroom, and space that's easily tailored to your needs - from a recreation room, to a home gym or guest quarters. Additional highlights include Phantom screens on both front and rear doors, a custom storage shelf in the garage, a



central vacuum system, and an outdoor gas hookup for effortless BBQ nights. All of this in an unbeatable location â€” walking distance to schools and just minutes to West Springsâ€™ vibrant shops, restaurants, and amenities. Stylish, functional, and truly move-in ready... this one checks every box.

Built in 2005

**Essential Information**

MLS® #	A2244431
Price	\$569,749
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,427
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	26, 9000 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A9

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

# of Garages 1

## Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other

Lot Description Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed August 13th, 2025

Days on Market 1

Zoning R-2M

## Listing Details

Listing Office Charles

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