

\$699,900 - 156 Wentworth Square Sw, Calgary

MLS® #A2259754

\$699,900

3 Bedroom, 4.00 Bathroom, 1,388 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

JUST LISTED in WEST SPRINGS ACROSS FROM THE POND AND GREENSPACE!

Want the convenience of having your kids close to two adjacent public schools only a 10 minute safe walk away, then this is it! This 2 storey home is beautiful finished with a **WIDE OPEN FLOOR PLAN** and **FULLY FINISHED BASEMENT!** Walk to many great amenities such as **CO-OP, SHOPPERS DRUG MART, FERGUS & BIX**, the list goes on and on! **PRIVATE QUIET LOCATION** with **POND and GREENSPACE** right across the street, **QUICK 1 MINUTE ACCESS TO STONEY TRAIL**, **SUNNY SOUTH FACING FRONT LIVING ROOM** TO ENJOY THE VIEWS! Great sized kitchen with **HUGE ISLAND, GRANITE COUNTERTOPS, HARDWOOD FLOORING, PANTRY**, and a large sized dining area overlooking the backyard. **2 KING SIZED BEDROOMS** each with their own **PRIVATE ENSUITE, WALK-IN CLOSETS**, and **CONVENIENT UPPER FLOOR LAUNDRY** with cabinets. The **LOWER LEVEL IS FULLY FINISHED** with a good sized recreation room, large bedroom, and full bathroom. The **DOUBLE DETACHED GARAGE** is large enough to fit 2 full sized trucks. So many extras in this home - **PRIVATE BEAUTIFULLY LANDSCAPED BACKYARD, NEWER WASHER AND DRYER (2023), NEW POLYASPARTIC GARAGE FLOORING (2024, CUSTOM BUILT STORAGE SHED, BACKYARD FLOWER PLANTER BOXES, knockdown ceiling texture, recessed lighting,**



custom window coverings, large rear deck, the list goes on and on! This is an amazing opportunity to get into WEST SPRINGS close to schools and many great amenities. Request your showing today as this property is priced to sell at \$699,900 and will not last long!

Built in 2009

Essential Information

MLS® #	A2259754
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,388
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	156 Wentworth Square Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M4

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized, Alley Access
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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