# \$549,000 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2261480

### \$549,000

4 Bedroom, 4.00 Bathroom, 1,589 sqft Residential on 0.07 Acres

West Springs, Calgary, Alberta

Stunning Corner-Lot Home in West Springs 8522 Wentworth Drive SW, Calgary

Welcome to this beautifully updated corner-lot semi-detached home in the highly sought-after community of West Springs â€" a neighborhood celebrated for its family-friendly atmosphere, excellent schools, and unmatched convenience. Bathed in natural light and finished with timeless upgrades, this residence blends comfort, style, and function seamlessly.

#### ? Key Features

Bright & Open Main Floor: 9' ceilings, sun-soaked hardwood floors, and an inviting flow perfect for entertaining.

Chef-Inspired Kitchen: Generous storage, prep space, and an open design overlooking the dining nook and cozy living room with gas fireplace.

Upstairs Retreat: Three spacious bedrooms, including a private primary suite with walk-in closet and spa-like ensuite. Upper-floor laundry adds everyday convenience.

Finished Lower Level: A versatile basement complete with a 4th bedroom, full bath, and a family/media room â€" ideal for teens, guests, or a home office.







Private patio and single attached garage.

Just steps from St. Basil and West Springs schools.

Walking distance to shops, cafes, groceries, and minutes to Westside Rec Centre & 85th Street shopping.

Easy access to downtown, Westhills, and future LRT expansion.

This home truly has it all â€" space, style, and an unbeatable location in one of Calgary's most desirable communities. Don't miss the opportunity to make it yours!

Built in 2004

#### **Essential Information**

MLS® # A2261480 Price \$549,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,589 Acres 0.07

Year Built 2004

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 8522 Wentworth Drive Sw

Subdivision West Springs

City Calgary

County Calgary
Province Alberta
Postal Code T3H5V3

#### **Amenities**

Amenities Parking, Playground

Parking Spaces 2

Parking Concrete Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Playground, Private Entrance

Lot Description Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 28
Zoning DC

## **Listing Details**

Listing Office PREP Realty

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