

# \$589,996 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2222997

**\$589,996**

4 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

Stunning Corner-Lot Home in Coveted West Springs

8522 Wentworth Drive SW, Calgary

This beautifully maintained corner-lot Semi-detached home offers the perfect blend of space, light, and location in highly desirable West Springs!

## HOME HIGHLIGHTS:

- â€¢ Sun-filled corner unit with exceptional natural light & privacy
- â€¢ Gorgeous 9' ceilings & rich hardwood floors throughout main level
- â€¢ Chef-friendly kitchen with abundant storage & counter space
- â€¢ Spacious great room with cozy gas fireplace + sunny informal dining area
- â€¢ 3 generous bedrooms upstairs, including a lavish primary suite with walk-in closet & ensuite
- â€¢ Convenient upper-floor laundry
- â€¢ Fully developed basement with 4th bedroom, full bath & family room

## ?? OUTDOOR & LOCATION PERKS:

- â€¢ Private patio & single attached garage
- â€¢ Steps to top-rated schools: St. Basil Elementary/Jr High (Catholic) & West Springs School (CBE)
- â€¢ Walk to groceries, cafes, restaurants, LRT & West Side Rec Centre
- â€¢ Quick access to 85th St shops & Westhills amenities



## WHY YOU'LL LOVE IT:

"Rare corner unit with premium finishes in one of Calgary's most walkable, family-friendly communities!"

Don't miss this move-in-ready gem in one of Calgary's best neighbourhoods!

Built in 2004

## Essential Information

MLS® #	A2222997
Price	\$589,996
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, Microwave Hood Fan, Refrigerator, Electric Range, 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, Private Entrance, Playground
Lot Description	Back Lane, Corner Lot, Landscaped, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	46
Zoning	DC

## Listing Details

Listing Office	PREP Realty
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