

# \$599,996 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2222997

**\$599,996**

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

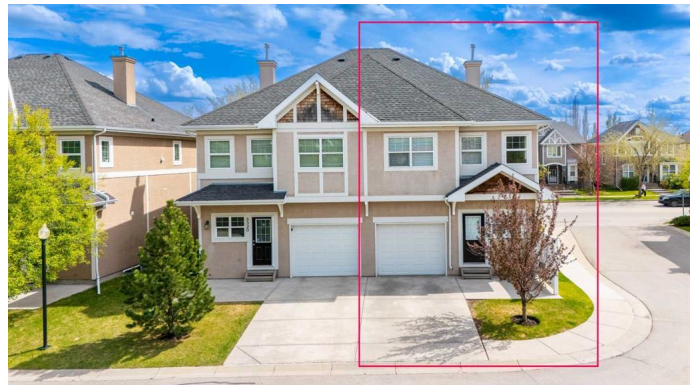
This beautifully maintained corner-lot Semi-detached home offers the perfect blend of space, light, and location in highly desirable West Springs!

## ?? 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          | \$599,996              |
| 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, 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, Landscaped, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |
| Zoning         | DC             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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