

# \$679,000 - 50, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2246896

**\$679,000**

4 Bedroom, 4.00 Bathroom, 1,548 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

Charming Detached Home in the Heart of Wentworth | 4 Bedrooms | 4 Bathrooms | Over 2,000 Sq Ft of Developed Living Space  
This is the lifestyle you've been waiting for—a warm and welcoming detached home tucked into one of Calgary's most desirable west-side communities. With over 2,000 sq ft of thoughtfully designed living space and 1550 sq ft above grade, this beautifully maintained 2-storey home offers the perfect blend of comfort, convenience, and character.

From the moment you step inside, you'll feel the charm: sunlight spilling through large windows, elegant light hardwood floors, and a bright, open-concept main floor anchored by a cozy family room with a gas fireplace. The modern kitchen with a wine/eating bar flows seamlessly into the dining area—ideal for hosting or everyday moments.

Upstairs, you'll find three generous bedrooms, including a primary retreat with a walk-in closet and spa-inspired 5-piece ensuite. A second full bathroom and convenient upper-level laundry complete this floor.

Downstairs, the fully finished basement adds versatility with a spacious rec room, fourth bedroom, and full bathroom—perfect for guests, a home office, or movie nights.

Enjoy morning coffee on your charming front



porch overlooking 89th Street, or unwind in the evening on your west-facing patio. A single attached garage and private driveway offer convenience, while the professionally managed grounds mean youâ€™ll never have to worry about snow shovelling or yard work.

Set in the heart of Wentworth in West Springs, this home is just steps from Co-op, Starbucks, Mercato, UNA Pizza, Fergus & Bix, Shoppers, and more. You're also directly across the street from West Springs School and West Ridge Junior High, surrounded by mature trees, walking paths, and beautiful homes.

Though part of a well-managed condominium community, this home is fully detachedâ€”giving you all the privacy and independence of a single-family house, with none of the upkeep.

This is more than a homeâ€”itâ€™s a way of living - and a rare opportunity to enjoy a low-maintenance lifestyle in a high-end location.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246896    |
| Price          | \$679,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,548       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 50, 9000 Wentworth Avenue Sw |
| Subdivision | West Springs                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0A9                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco                 |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |

|                |      |
|----------------|------|
| Zoning         | R-2M |
| HOA Fees       | 270  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office                Real Estate Professionals Inc.

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