

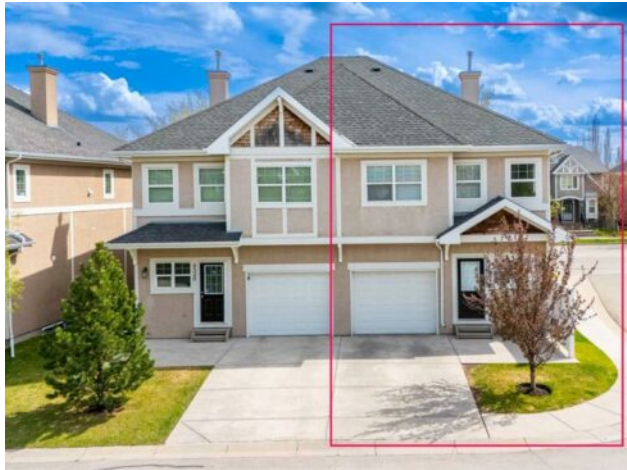


GRASSROOTS
REALTY GROUP

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8522 Wentworth Drive SW
Calgary, Alberta

MLS # A2251072



\$579,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,589 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 435 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: AIR CONDITIONER

Stunning Corner-Lot Home in Sought-After West Springs 8522 Wentworth Drive SW, Calgary Welcome to this beautifully updated corner-lot semi-detached home in the heart of West Springs — a community known for its family-friendly charm, top-rated schools, and unbeatable convenience. With abundant natural light, timeless finishes, and thoughtful upgrades, this property is designed for both comfort and style. ?? Home Highlights Bright & airy corner unit with 9' ceilings and sun-soaked hardwood main floor Chef-inspired kitchen with excellent storage, prep space, and open flow for entertaining Spacious living room with a cozy gas fireplace + sunlit dining nook 3 well-sized bedrooms upstairs, including a private primary suite with walk-in closet & spa-like ensuite Convenient upper-floor laundry for everyday ease Fully finished basement with 4th bedroom, full bath, and family/media room for guests or teens ?? Outdoor & Location Perks Private patio + single attached garage Steps to St. Basil School & West Springs School Walking distance to shops, cafes, groceries, LRT & Westside Rec Centre Minutes to 85th Street shopping & Westhills amenities