



GRASSROOTS
REALTY GROUP

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418 Wentworth Place SW
Calgary, Alberta

MLS # A2258900



\$949,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home		

Inclusions: none

Welcome to 418 Wentworth Place SW! Nestled on a quiet cul-de-sac in desirable West Springs, this lovingly maintained 2-storey home sits on a generous 6,700 sq. ft. pie-shaped lot. The curb appeal is highlighted by a freshly painted exterior touch-ups and stamped concrete patio. Inside, the main floor features gleaming new flooring, granite countertops, and stainless steel appliances including a brand new stove, hood fan, microwave, and washer/dryer. The spacious layout includes a formal dining area, a cozy family room with gas fireplace, and a sun-filled breakfast nook that opens to a large deck—recently refreshed—perfect for outdoor entertaining. Upstairs, the private primary retreat offers a 4-piece ensuite with soaker tub and walk-in closet, along with two additional bedrooms. The basement provides flexibility with one finished bedroom and plenty of space to further develop to suit your lifestyle needs. Recent updates include fresh interior paint and multiple new appliances, giving this home a move-in ready feel. Located within walking/biking distance to West Springs School, West Ridge School, and Ernest Manning High School, this family-friendly community also offers quick access to shops, restaurants, and amenities along 85th Street. Plus, the brand-new Radio Park nearby provides an exciting recreational space for outdoor activities. This is a rare opportunity to own a home combining space, updates, and one of the most sought-after locations in Calgary's Westside!