



**8928 Wentworth Avenue SW
Calgary, Alberta**

MLS # A2295755



\$774,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Refined Living in the Heart of Wentworth! An exceptional opportunity to own a beautifully renovated 4-bedroom, 4-bathroom residence offering outstanding value in one of Calgary's most coveted west-end communities. Impeccably maintained and thoughtfully updated, this home effortlessly blends timeless elegance with modern comfort. Step inside to a warm and inviting main floor where the elegant family room, anchored by a cozy fireplace, flows seamlessly into the kitchen over rich engineered hardwood flooring. The bright white kitchen has been refreshed with refinished cabinetry, granite countertops, and new stainless steel appliances, while the expansive dining area is perfect for both casual family living and sophisticated entertaining. A conveniently located powder room and full-sized laundry room are thoughtfully positioned just off the kitchen for effortless daily living. From the dining area, step out onto the massive deck—complete with a BBQ gas line—overlooking the impressive 137-foot deep backyard. This exceptional outdoor space offers a rare combination of scale and privacy, with mature greenery creating a peaceful setting, all while accommodating a double detached garage with paved lane access. Upstairs, two generous guest bedrooms share a beautifully updated 4-piece bath, while the primary suite offers a private retreat—easily accommodating a king-sized bedroom set and complemented by a stunning ensuite featuring a glass and tile shower and walk-in closet. The fully developed lower level offers additional living space with a comfortable recreation/entertainment area, along with a spacious fourth bedroom featuring its own 4-piece ensuite—ideal for guests, teens, or extended family. This immaculate home has been extensively updated throughout, including fresh paint, flat white ceilings on the main

and upper floors, new carpet, new hardwood flooring, fully renovated bathrooms, refinished kitchen cabinetry, all new lighting, and the added peace of mind of a newly installed roof—creating a truly turnkey experience. Perfectly positioned within walking distance to 9 schools, this home also offers an exceptional lifestyle just steps to boutique cafés, wine bars, pubs, Italian and French bistros, as well as everyday conveniences including Sobeys, Co-op, medical offices, and fitness studios. The west end is renowned for its vibrant community feel and access to some of Calgary’s top public and private schools. A rare offering that combines style, location, and value in one of Calgary’s most desirable neighbourhoods.