

# \$1,061,000 - 80 Wentworth Crescent Sw, Calgary

MLS® #A2198395

**\$1,061,000**

4 Bedroom, 4.00 Bathroom, 2,380 sqft  
Residential on 0.11 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SATURDAY/SUNDAY Mar 15/16 1-3 PM...Welcome to West Springs, a vibrant yet quiet community in SW accessible to pertinent amenities, roadways and schools. This immaculate detached 4 bedrooms plus bonus room with over 3300 SF of applied living space on 3 levels was built in 2004 and comes with front attached double garage with tons of storage space. Main level carries the phenomenal features including large living room with pot lights, a gas fireplace with masonry work, beautiful kitchen with granite countertops, SS appliances and hardwood cabinetry. A breakfast nook adds additional elegance with lots of natural light. Kitchen patio door leads to deck and a mature, quiet backyard. Second floor has 3 bedrooms including a fairly large master with 5-pc ensuite, and another 4-pc bath. A large bonus room (250 SF) provides a luxury to enjoy with your family. Basement has another bedroom with a 3-pc ensuite, a wet bar and an office. RECENT UPGRADES INCLUDE NEW LED POT LIGHTS, 3 NEW TOILETS, SINKS, WATER FAUCETS, NEW CULLIGAN WATER FILTER SYSTEM, NEW LIGHTS THROUGHOUT THE HOUSE, NEW CHANDELIER, NEW HOOD AND FRIDGE, NEW DISHWASHER (BOSCH), NEW HOT WATER TANK AND FINALLY UPPER FLOOR WASHROOM FULLY RENOVATED AT A COST \$15K (Some work pending and will be completed by early April). This is a great property with great value. The Median DOM



(Days on Market) for similar homes in West Springs is 6 Days over the last 30 Days. That shows the demand for this area. Book your appointment today!

Built in 2004

### Essential Information

MLS® #	A2198395
Price	\$1,061,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,380
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Wentworth Crescent Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, No Smoking Home, Steam Room
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Appliances Central Air Conditioner, Dish Hood, Refrigerator, Washer/D  
 Heating Forced Air, Natural Gas  
 Cooling Central Air  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Family Room, Gas  
 Has Basement Yes  
 Basement Finished, Full

**Exterior**

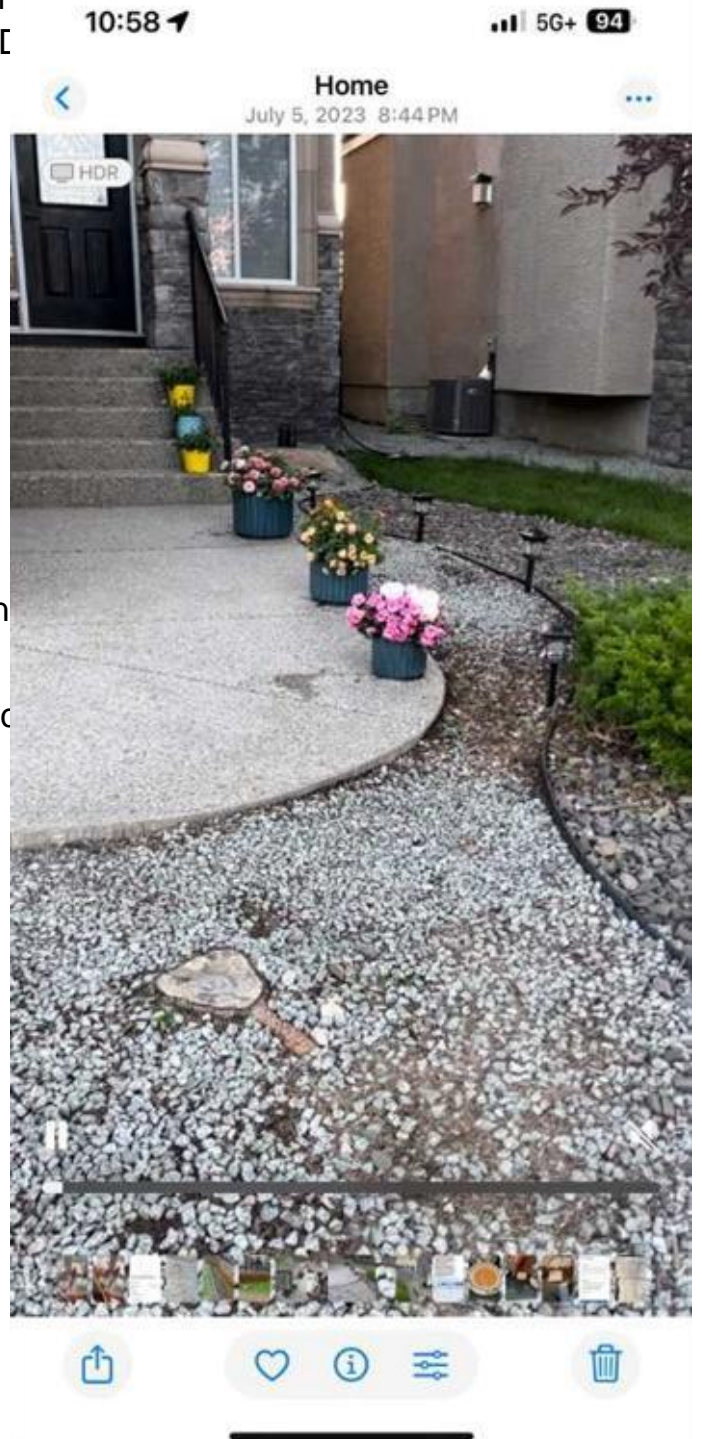
Exterior Features Private Yard, Playground  
 Lot Description Landscaped, Private, Rectan  
 Roof Asphalt Shingle  
 Construction Brick, Concrete, Stone, Stucco  
 Foundation Poured Concrete

**Additional Information**

Date Listed March 5th, 2025  
 Days on Market 8  
 Zoning R-G  
 HOA Fees 270  
 HOA Fees Freq. ANN

**Listing Details**

Listing Office D2S Real Estate Ltd



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