

\$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	8

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

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.