

# **\$985,000 - 80 Wentworth Crescent Sw, Calgary**

MLS® #A2198395

**\$985,000**

4 Bedroom, 4.00 Bathroom, 2,380 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

HUGE PRICE REDUCTION...Welcome to West Springs, a vibrant yet quiet community in SW accessible to lots of amenities, roadways and three 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), and NEW HOT WATER TANK. This is a great property with great value. Book your appointment today!

Built in 2004



## Essential Information

MLS® #	A2198395
Price	\$985,000
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, Kitchen Island, No Smoking Home, French Door, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Electric Stove
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, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	58
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	D2S Real Estate Ltd
----------------	---------------------



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.