

# \$572,000 - 34, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2233662

**\$572,000**

3 Bedroom, 3.00 Bathroom, 1,564 sqft  
Residential on 0.05 Acres

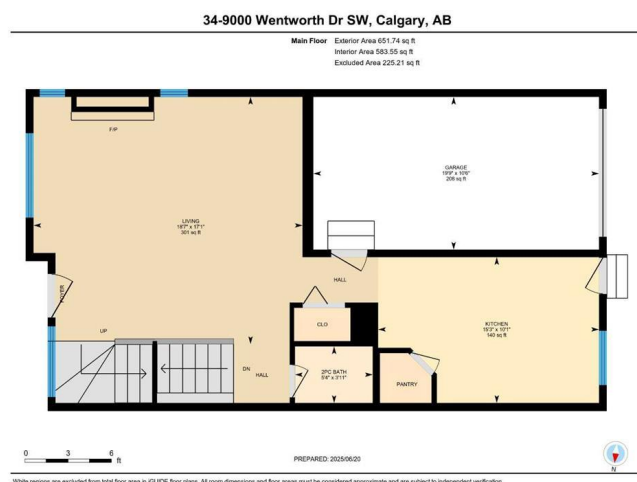
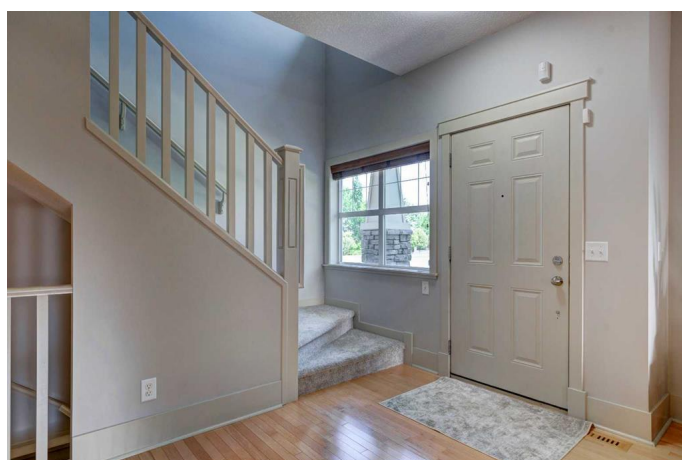
West Springs, Calgary, Alberta

LOCATION LOCATION - With over 1900 sq ft in developed living space, this 3 bedroom 2.5 bathroom townhome is close to schools & shopping in desirable West Springs. The floor plan impresses with the main floor featuring a large living room with cosy fireplace & ample dining space. The kitchen is perfect for casual dining and accesses the west patio. Upstairs you will find a large primary bedroom with a spacious walk-in closet and 3 piece ensuite. The upstairs is complete with two additional bedrooms, main bathroom & laundry for ultimate convenience. The basement is finished with a recreation room ready for your enjoyment and plenty of storage space in the mechanical room. This semi-detached townhome also hosts an oversized single attached garage, private patio (WEST FACING) & driveway. HWT 2022, carpet 2025, Washer/Dryer 2025 and newer paint throughout. One of the best locations within West Springs & the Wentworth with street frontage and is only steps away to West Springs Elementary, West Ridge Junior High, ravine pathways & a short walk to all amenities 85th street has to offer.

Built in 2005

## Essential Information

MLS® #                   A2233662  
Price                    \$572,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	34, 9000 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, 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	Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	R-2M
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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