

\$569,749 - 26, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2244431

\$569,749

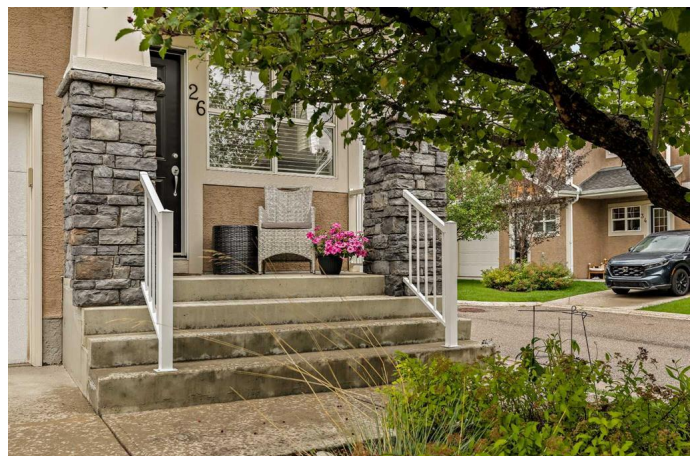
3 Bedroom, 4.00 Bathroom, 1,427 sqft
Residential on 0.05 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully upgraded townhome in the heart of desirable West Springs

— a coveted end unit drenched in natural light. Thoughtfully designed and meticulously maintained, it blends timeless style with modern comforts, making it a perfect fit for young families, professionals, or those looking to downsize in style. Inside, rich new maple hardwood floors set the tone, complemented by upgraded lighting with sleek pot lights and a fresh, pristine interior. The chef's kitchen is a true showpiece, featuring a striking marble island, granite countertops, a walk-in pantry, and a new dishwasher (2023), all framed by large vinyl windows dressed with Hunter Douglas blinds. Upstairs, you'll find two primary bedrooms, each with its own walk-in closet and private ensuite. The rear suite has a spa-inspired ensuite with a glass shower enclosure and jetted tub, while the front suite offers the versatility to double as a spacious home office or children's bedroom. The

lower level is equally impressive, with a large bedroom, 3 closets and a 3 piece bathroom, and space that's easily tailored to your needs - from a recreation room, to a home gym or guest quarters. Additional highlights include Phantom screens on both front and rear doors, a custom storage shelf in the garage, a central vacuum system, and an outdoor gas



hookup for effortless BBQ nights. All of this in an unbeatable location – walking distance to schools and just minutes to West Springs’s vibrant shops, restaurants, and amenities. Stylish, functional, and truly move-in ready... this one checks every box.

Built in 2005

Essential Information

MLS® #	A2244431
Price	\$569,749
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,427
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	26, 9000 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	1

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	R-2M

Listing Details

Listing Office	Charles
----------------	---------

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.