22 Wendham Place SW
Calgary, Alberta

MLS # A2249022
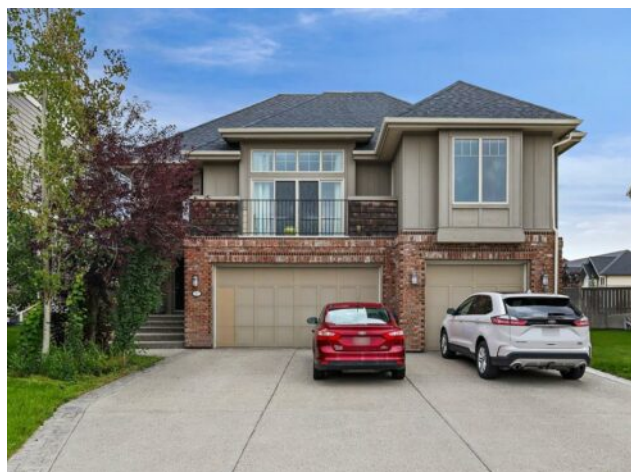
$1,600,000

Division:	West Springs
Type:	Residential/House
Style:	2 Storey
Size:	3,140 sq.ft.
Age:	2010 (15 yrs old)
Beds:	5
Baths:	3 full / 1 half
Garage:	Triple Garage Attached
Lot Size:	0.18 Acre
Lot Feat:	Cul-De-Sac

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions:	Bar microwave, bar refrigerator

West Springs is one of Calgary’s most sought-after communities, known for its blend of quiet residential streets, luxury homes, and easy access to everything from top-ranked schools like West Springs Elementary, West Ridge, and Ernest Manning High to the shops and dining at West 85th, Westside Recreation Centre, and endless outdoor options from nearby parks to weekend trips to the Rockies, all while being minutes to downtown. Tucked into a peaceful cul-de-sac and backing onto a treed green space, this home offers over 4,200 sq. ft. of living space with a rare triple car garage, soaring ceilings, and a layout designed for both comfort and flexibility. The main level is anchored by an open living and dining space with a stone fireplace and walk-out balcony, a bright office for work-from-home days, and the primary suite, which includes a private sitting area with its own fireplace and a spa-like ensuite retreat. Upstairs, three bedrooms and a flex area provide room for family or guests, while the fully finished walk-out basement extends the living space with a fifth bedroom, a beautiful full bar, and spacious recreation and family rooms that connect seamlessly to the backyard. Outdoor living is equally impressive with a covered patio featuring a built-in brick fireplace, creating a year-round gathering space that makes this property as functional as it is inviting.