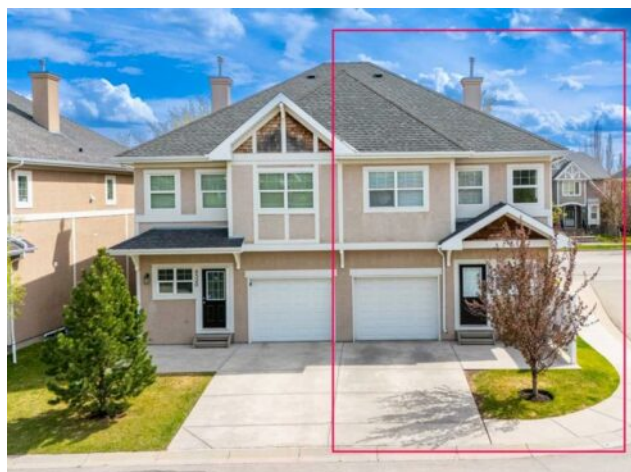


8522 Wentworth Drive SW
Calgary, Alberta

MLS # A2251072



\$579,999

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,589 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: AIR CONDITIONER

Stunning Corner-Lot Home in Sought-After West Springs 8522 Wentworth Drive SW, Calgary Welcome to this beautifully updated corner-lot semi-detached home in the heart of West Springs — a community known for its family-friendly charm, top-rated schools, and unbeatable convenience. With abundant natural light, timeless finishes, and thoughtful upgrades, this property is designed for both comfort and style. ?? Home Highlights Bright & airy corner unit with 9' ceilings and sun-soaked hardwood main floor Chef-inspired kitchen with excellent storage, prep space, and open flow for entertaining Spacious living room with a cozy gas fireplace + sunlit dining nook 3 well-sized bedrooms upstairs, including a private primary suite with walk-in closet & spa-like ensuite Convenient upper-floor laundry for everyday ease Fully finished basement with 4th bedroom, full bath, and family/media room for guests or teens ?? Outdoor & Location Perks Private patio + single attached garage Steps to St. Basil School & West Springs School Walking distance to shops, cafes, groceries, LRT & Westside Rec Centre Minutes to 85th Street shopping & Westhills amenities