



24, 9000 Wentworth Avenue SW  
Calgary, Alberta

MLS # A2311122



**\$579,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Insulated, On Street, Single Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Paved, See Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mount in Living Room, All Curtains		

There are communities that grow on you over time &mdash; and then there are communities you understand the moment you arrive. This is the latter. Tucked into the prestigious Wentworth pocket of West Springs, it represents something increasingly rare in Calgary's west-side market: an executive-style, low-density condominium community where detached-style residences, duplexes, and triplexes are set among mature landscaping. This is not a conventional row townhouse complex. The streetscape feels closer to an estate enclave, and in today's market, that distinction matters more than ever. Inside, just under 2,000 square feet of total developed living space unfolds across three levels with proportions that feel far more like a detached home than anything "townhome" typically conjures. The main floor is where daily life finds its rhythm. A well-proportioned living room sits across from the kitchen, the kind of space that naturally becomes where everyone ends up, with a dining area flowing between the two and a kitchen built for someone who genuinely loves to cook. Brand new May (2026): induction range with true convection and air fry, counter-depth French door refrigerator with auto ice maker, and slim over-the-range microwave &mdash; all chosen with intention, barely unpacked. A high-efficiency dishwasher (2024) and steam laundry appliances complete a home carefully and continuously refreshed. The gas-lined patio looks out onto surrounding luxury estate homes in a way that feels genuinely open and upscale. Upstairs, the primary suite is a proper retreat, king-sized, with a walk-in closet that actually functions as one and a private 4-piece ensuite. Two additional bedrooms sit just down the hall, equally at home as a guest room, nursery, or workspace, served by a second full 4-piece bathroom. Upper-level laundry keeps the basket where it belongs. Downstairs, the

developed basement adds living space that's hard to put a price on &mdash; flex and rec space that adapts without argument, whether that's movie nights, a home gym, or an after-school hangout. Ample storage keeps everything above ground calm. For those who want the space and privacy of a detached home without the maintenance, this community has quietly perfected that balance. West Springs delivers on every front. The Wentworth ravine and wetlands pathway is less than 100 metres away. West Springs and West Ridge Schools are at the end of the block. Within five minutes: Co-op, Shoppers, Mercato, and Brekkie. Ten minutes puts you in West District &mdash; Broadcast Avenue's Caf&eacute;s, Blanco Cantina, DeVille Coffee, Radio Park, and a neighbourhood still becoming something special, with a planned YMCA and library around 2027. Downtown is under 10 km. WinSport and Highway 1 make the mountains a regular part of your weekend, not just an occasional one. Some homes are a place to live. This one is a place to land, and not want to leave.