



GRASSROOTS
REALTY GROUP

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24, 9000 Wentworth Avenue SW
Calgary, Alberta

MLS # A2330700



\$549,900

Division:	West Springs		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mount in Living Room, All Curtains

Set in the heart of Wentworth, this well-maintained three-bedroom townhome offers a comfortable blend of space, thoughtful updates, and low-maintenance westside living. With approximately 2,000 sq. ft. of developed living space across all three levels, 2.5 bathrooms, and an attached single garage, the home provides a practical layout with plenty of room for everyday life. Hardwood flooring runs throughout the bright main level, where large windows bring in natural light and a gas fireplace with a classic white mantel creates a warm focal point in the living room. The adjoining dining area connects easily with the kitchen, making the space equally suited to relaxed evenings and casual entertaining. The kitchen has been carefully refreshed with appliances selected for both style and performance. Brand new in May 2026, the induction range offers true convection and air fry functions, while the counter-depth French door refrigerator includes an automatic ice maker. A slim over-the-range microwave completes the new appliance package, all recently installed and ready to enjoy. A high-efficiency dishwasher added in 2024 provides further convenience, while warm maple cabinetry, a full tile backsplash, pantry storage, and a central island round out the space. Upstairs, the generous primary bedroom includes a walk-in closet and private three-piece ensuite. Two additional bedrooms share a four-piece bathroom, while steam laundry appliances are conveniently located on the upper level. The developed basement adds a spacious recreation room that can accommodate a home theatre, fitness area, playroom, or office, along with additional storage and utility space. Outside, the gas-lined patio extends the living space and overlooks the surrounding streetscape, offering a comfortable spot for barbecuing, outdoor dining, or relaxing in the warmer months. The location

continues to set this property apart. The Wentworth pathway system and ravine are just steps away, with West Springs School and West Ridge School within easy walking distance. Shopping, restaurants, and everyday amenities at West Springs Village are only minutes from your door, while West District continues to transform Calgary's westside with new dining, retail, entertainment, and future community amenities. Downtown is an easy commute, and quick access to Highway 1 and Stoney Trail makes weekend trips to the mountains just as convenient. For buyers looking to enjoy the comfort and space of a larger home without the demands of exterior maintenance, this is an opportunity in one of West Calgary's most established and desirable communities.