



GRASSROOTS
REALTY GROUP

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9045 Wentworth Avenue SW
Calgary, Alberta

MLS # A2347875



\$829,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	2,038 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 587
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE SATURDAY, Oct 3, 3-4 PM Exceptional END UNIT townhome in the sought-after community of Wentworth, offering 2,038 sq ft above grade plus a finished basement. Backing onto a beautiful PARK and RAVINE with scenic walking paths, this home delivers an outstanding combination of privacy, natural surroundings and sophisticated living. Extensively renovated in 2024 (approximately \$120,000 invested), the home features an updated kitchen, fresh paint, refinished walnut flooring, renovated upstairs ensuite bathrooms, new designer light fixtures, all new window coverings, custom closets and built-ins, an updated laundry room and an improved layout. The FURNACE and AIR CONDITIONER have also been replaced, making this home truly move-in ready with quality finishes throughout. Featuring 9 FT CEILINGS, expansive southeast-facing windows, CENTRAL AIR CONDITIONING, water softener, ABUNDANT STORAGE and a DOUBLE ATTACHED GARAGE, this home is designed for comfort and everyday convenience. The bright and spacious main living area showcases soaring windows overlooking the park, a GAS FIREPLACE, and beautiful refinished walnut flooring, along with a dedicated office area and access to a private deck with a NATURAL GAS BBQ HOOKUP. Step down to the ground-level CONCRETE PATIO, ideal for outdoor entertaining while enjoying the peaceful park and ravine setting. The well-appointed kitchen offers WARM WHITE CABINETRY, a NEW BACKSPLASH, GRANITE COUNTERTOPS, a LARGE CENTRE ISLAND with a SECOND SINK added for convenience, a GAS RANGE, and generous pantry storage. The adjoining dining area features an additional GAS FIREPLACE, creating an inviting atmosphere for entertaining. Hardwood-capped stairs with elegant wrought iron railings connect the home's

thoughtfully designed levels. The upper level features TWO SPACIOUS BEDROOMS, each with its own luxurious ensuite and walk-in closet. The primary retreat offers a beautifully appointed 6 PC ENSUITE with a freestanding soaker tub, glass-enclosed shower and access to a generous walk-in closet with custom shelving, drawers and storage. The second bedroom features its own 5 PC ENSUITE and walk-in closet. An additional upper balcony provides a private outdoor retreat. The raised finished basement features 9 FT CEILINGS, a family room that can serve as additional guest accommodation, a 4 PC BATHROOM and storage area. Enjoy an exceptional WEST CALGARY LOCATION just minutes from West Springs Village, West 85th and Aspen Landing, offering grocery stores, restaurants, cafés, boutique shopping, fitness facilities and everyday services. Nearby schools include West Springs School, Calgary French & International School and Webber Academy. Convenient access to Bow Trail, Old Banff Coach Road, Sarcee Trail and the 69 Street LRT Station makes commuting easy, while nearby WinSport and the Rocky Mountains offer year-round recreational opportunities. Some photos have been virtually staged.