

# \$549,000 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2261480

**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

Stunning Corner-Lot Home in West Springs  
8522 Wentworth Drive SW, Calgary

Welcome to this beautifully updated corner-lot semi-detached home in the highly sought-after community of West Springs – a neighborhood celebrated for its family-friendly atmosphere, excellent schools, and unmatched convenience. Bathed in natural light and finished with timeless upgrades, this residence blends comfort, style, and function seamlessly.

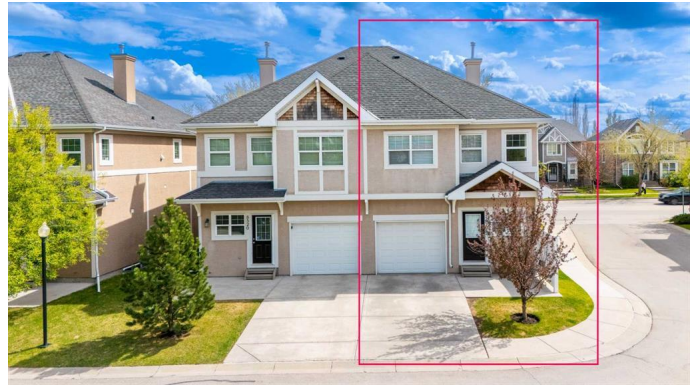
## ? Key Features

**Bright & Open Main Floor:** 9'™ ceilings, sun-soaked hardwood floors, and an inviting flow perfect for entertaining.

**Chef-Inspired Kitchen:** Generous storage, prep space, and an open design overlooking the dining nook and cozy living room with gas fireplace.

**Upstairs Retreat:** Three spacious bedrooms, including a private primary suite with walk-in closet and spa-like ensuite. Upper-floor laundry adds everyday convenience.

**Finished Lower Level:** A versatile basement complete with a 4th bedroom, full bath, and a family/media room – ideal for teens, guests, or a home office.



?? Outdoor Living & Location

Private patio and single attached garage.

Just steps from St. Basil and West Springs schools.

Walking distance to shops, cafes, groceries, and minutes to Westside Rec Centre & 85th Street shopping.

Easy access to downtown, Westhills, and future LRT expansion.

This home truly has it all – space, style, and an unbeatable location in one of Calgary’s most desirable communities. Don’t miss the opportunity to make it yours!

Built in 2004

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261480               |
| Price          | \$549,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8522 Wentworth Drive Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H5V3  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Playground                       |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full                                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance                        |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 45                |
| Zoning         | DC                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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