

# \$849,900 - 91 Wentworth Circle Sw, Calgary

MLS® #A2212405

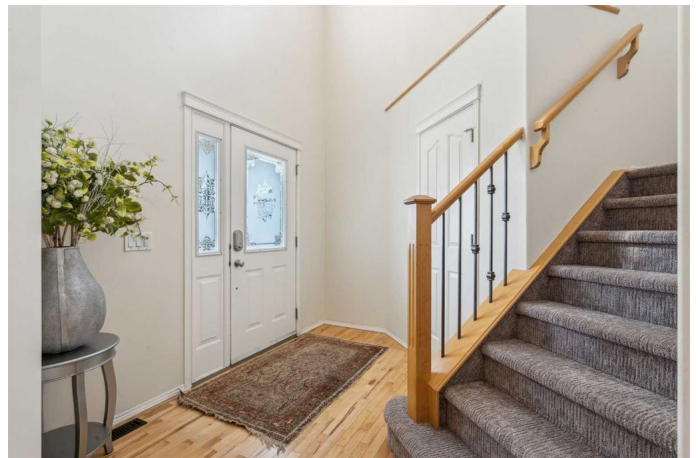
## \$849,900

3 Bedroom, 3.00 Bathroom, 2,223 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Extremely well-maintained and recently updated home with over 2,200 sq. ft. of stylish living space + basement ready for your imagination! Ideally located on a quiet street in the tightly knit community of West Springs. Soaring ceilings in the foyer provide a grand first impression upon entry. The open concept main floor has been updated with beautiful light fixtures, gleaming hardwood floors and built-in speakers setting the mood for any occasion. Relaxation awaits in front of the gas fireplace flanked by windows in the inviting living room while clear sightlines promote unobstructed conversations. Entertain with ease in the large kitchen featuring stainless steel appliances, a plethora of cabinetry, a pantry for extra storage and a centre island with raised breakfast bar seating to casually gather. The adjacent dining area filters in sunlight and leads to the back deck, perfect for maintaining a seamless indoor/outdoor lifestyle filled with summer barbeques. Convene in the upper level bonus room and enjoy your downtime connecting over family movie and games nights. At the end of the day retreat to the generous primary bedroom complete with a large walk-in closet and a luxurious ensuite boasting dual sinks, a make-up vanity, a deep soaker tub and a separate shower. This level is also home to 2 additional spacious bedrooms and a full 4-piece family bath. Laundry is also conveniently located on the upper level, no need to haul loads up and down the stairs! The sunshine filled backyard



is privately fenced with loads of grassy play space for kids and pets while the adults unwind on the expansive glass railed deck. This outstanding home is located in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension. Open House Saturday 2-4PM.

Built in 2003

### **Essential Information**

MLS® #	A2212405
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,223
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	91 Wentworth Circle Sw
Subdivision	West Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 4V8

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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