

\$572,000 - 34, 9000 Wentworth Avenue Sw, Calgary

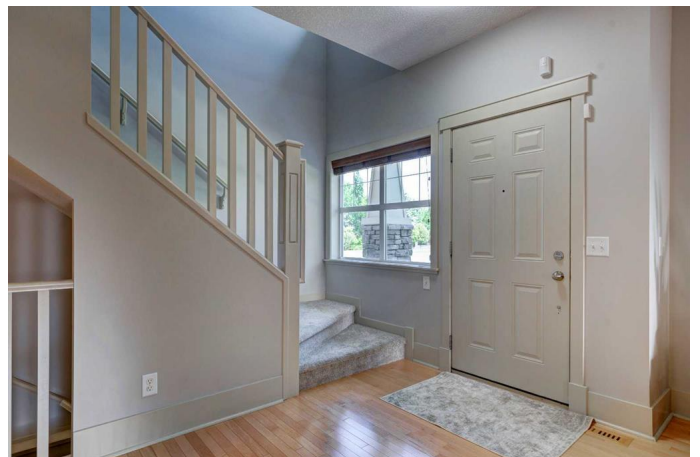
MLS® #A2233662

\$572,000

3 Bedroom, 3.00 Bathroom, 1,564 sqft
Residential on 0.05 Acres

West Springs, Calgary, Alberta

LOCATION LOCATION - With over 1900 sq ft in developed living space, this 3 bedroom 2.5 bathroom townhome is close to schools & shopping in desirable West Springs. The floor plan impresses with the main floor featuring a large living room with cosy fireplace & ample dining space. The kitchen is perfect for casual dining and accesses the west patio. Upstairs you will find a large primary bedroom with a spacious walk-in closet and 3 piece ensuite. The upstairs is complete with two additional bedrooms, main bathroom & laundry for ultimate convenience. The basement is finished with a recreation room ready for your enjoyment and plenty of storage space in the mechanical room. This semi-detached townhome also hosts an oversized single attached garage, private patio (WEST FACING) & driveway. HWT 2022, carpet 2025, Washer/Dryer 2025 and newer paint throughout. One of the best locations within West Springs & the Wentworth with street frontage and is only steps away to West Springs Elementary, West Ridge Junior High, ravine pathways & a short walk to all amenities 85th street has to offer.



34-9000 Wentworth Dr SW, Calgary, AB

Main Floor Exterior Area 651.74 sq ft
Interior Area 583.55 sq ft
Excluded Area 225.21 sq ft



0 3 6 ft

PREPARED: 2025/06/20

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2005

Essential Information

MLS® # A2233662

Price \$572,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	34, 9000 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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