

\$749,900 - 8916 Wentworth Avenue Sw, Calgary

MLS® #A2229823

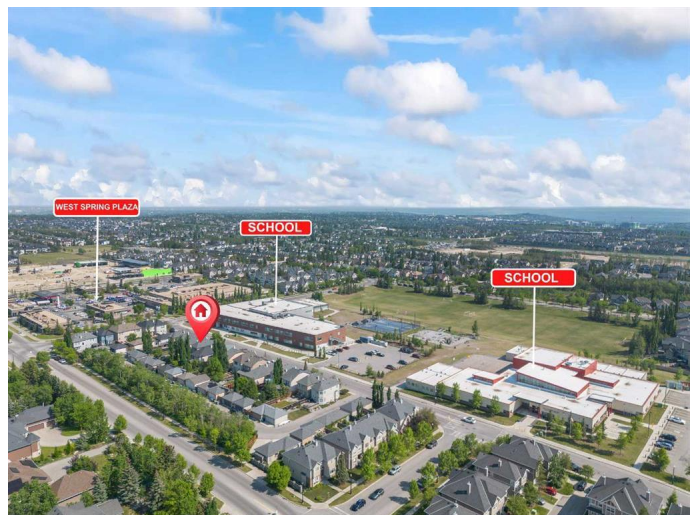
\$749,900

3 Bedroom, 4.00 Bathroom, 1,445 sqft
Residential on 0.09 Acres

West Springs, Calgary, Alberta

If you've been waiting for a Wentworth home with serious backyard envy—this is the one. Set on a deeper-than-average lot, this 3-bedroom, 2.5-bath home has a yard that truly turns heads. Whether it's hosting summer BBQs, letting the kids run wild, or just enjoying a quiet evening under the stars, you'll appreciate how much room you've got to breathe (and huge picture windows from the living room and kitchen give you a full view of the action.).

Inside, the kitchen has been thoughtfully renovated by the current owners, with sprayed cabinets (throughout the home), a fresh backsplash, granite counters and breakfast bar with loads of storage throughout & a separate laundry/mudroom with a side entrance—perfect for a growing family. Upstairs, you'll find three generously sized bedrooms, each with oversized picture windows that let in beautiful natural light throughout the day. It's a bright and welcoming space, whether you're planning for kids, guests, or setting up a stylish home office. The primary suite includes a private ensuite and a walk-in closet, creating a comfortable retreat at the end of the day. The fully finished basement is all set for movie nights and game days, featuring an entertainment system including projector and screen, built-in surround sound speakers, and a fireplace that adds real warmth and ambiance. Roof and Furnace were replaced recently, and A/C was added in the last 5



years. There is also a 3-zone irrigation system, central vac with attachments, and an alarm system. The detached garage is insulated, drywalled, and wired with a 220V outlet—ideal for EV charging or plugging in the included space heater and there’s even space beside the garage to park a small trailer.

Just a few steps beyond is a beautiful natural wetlands area with a pathway system perfect for walking, running, or bike rides. You’re also within a short walking distance to schools, parks, playgrounds, local shops, restaurants, and all the everyday amenities you could need.

This home blends lifestyle, comfort, and location in one of Calgary’s most sought-after neighbourhoods. It’s a rare find—and it’s ready for you.

Built in 2004

Essential Information

MLS® #	A2229823
Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,445
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8916 Wentworth Avenue Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5N9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Insulated, Rear Drive, RV Access/Parking, Paved
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	6
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.