

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

MLS® #A2229823

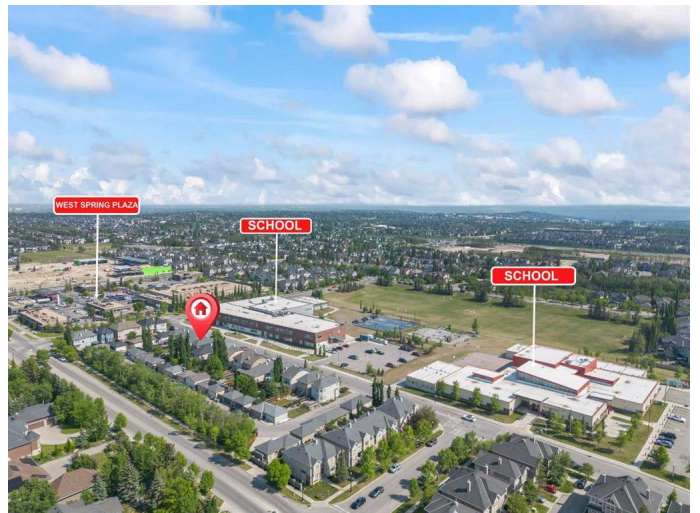
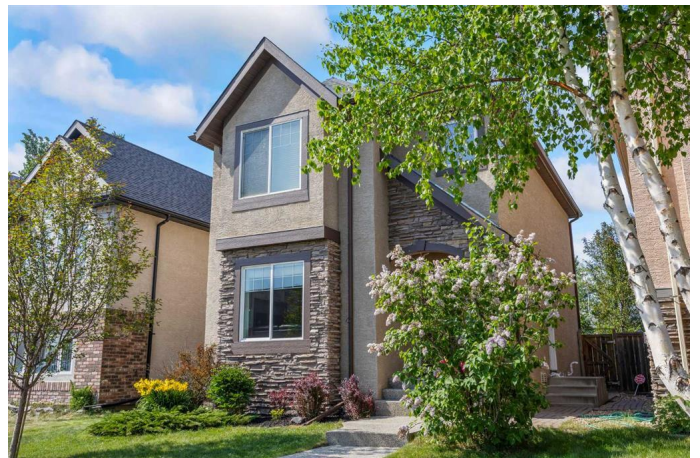
**\$749,900**

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 outletâ€”ideal for EV charging or plugging in the included space heater and thereâ€™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. Youâ€™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 Calgaryâ€™s most sought-after neighbourhoods. It's a rare findâ€”and itâ€™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, Paved, Rear Drive, RV Access/Parking
# 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	8
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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