# \$985,000 - 80 Wentworth Crescent Sw, Calgary

MLS® #A2198395

## \$985,000

4 Bedroom, 4.00 Bathroom, 2,380 sqft Residential on 0.11 Acres

West Springs, Calgary, Alberta

HUGE PRICE REDUCTION...Welcome to West Springs, a vibrant yet quiet community in SW accessible to lots of amenities, roadways and three schools. This immaculate detached 4 bedrooms plus bonus room with over 3300 SF of applied living space on 3 levels was built in 2004 and comes with front attached double garage with tons of storage space. Main level carries the phenomenal features including large living room with pot lights, a gas fireplace with masonry work, beautiful kitchen with granite countertops, SS appliances and hardwood cabinetry. A breakfast nook adds additional elegance with lots of natural light. Kitchen patio door leads to deck and a mature, quiet backyard. Second floor has 3 bedrooms including a fairly large master with 5-pc ensuite, and another 4-pc bath. A large bonus room (250 SF) provides a luxury to enjoy with your family. Basement has another bedroom with a 3-pc ensuite, a wet bar and an office. RECENT UPGRADES INCLUDE NEW LED POT LIGHTS, 3 NEW TOILETS, SINKS, WATER FAUCETS, NEW CULLIGAN WATER FILTER SYSTEM, NEW LIGHTS THROUGHOUT THE HOUSE, NEW CHANDELIER, NEW HOOD AND FRIDGE, NEW DISHWASHER (BOSCH), and NEW HOT WATER TANK. This is a great property with great value. Book your appointment today!





Built in 2004

## **Essential Information**

MLS® # A2198395 Price \$985,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,380 Acres 0.11 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 80 Wentworth Crescent Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5V2

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bar, Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home,

French Door, Steam Room

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Electric

Stove

Heating Forced Air, Natural Gas

1

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard, Playground

Lot Description Landscaped, Rectangular Lo

Roof Asphalt Shingle

Construction Brick, Concrete, Stone, Stuce

Foundation Poured Concrete

# **Additional Information**

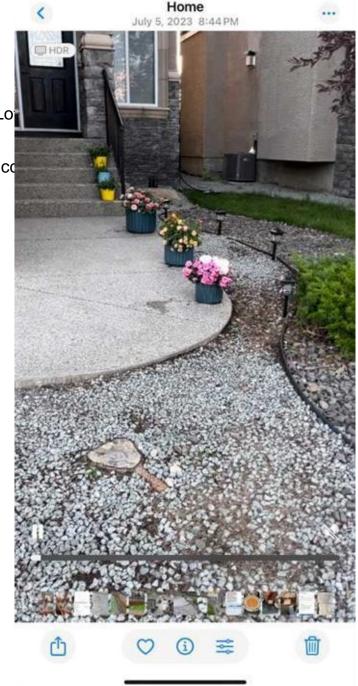
Date Listed March 5th, 2025

Days on Market 59
Zoning R-G
HOA Fees 270

HOA Fees Freq. ANN

# **Listing Details**

Listing Office D2S Real Estate Ltd



.11 5G+ 94

10:58 4

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