

# \$845,000 - 117 Wentworth Close Sw, Calgary

MLS® #A2230924

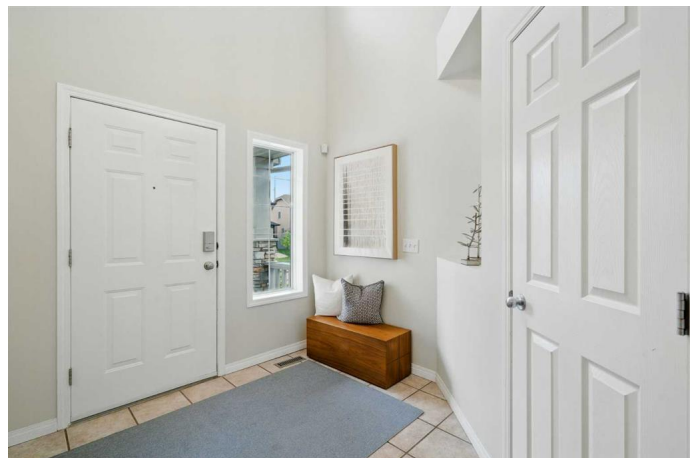
**\$845,000**

4 Bedroom, 4.00 Bathroom, 1,779 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

OPEN HOUSE: Saturday, June 14th and Sunday, June 15th 11:00 am - 1:00 pm\*\*\*  
Located on a quiet crescent in family-friendly West Springs, this beautifully updated 4-bedroom home offers stylish comfort, functional upgrades and a backyard oasis that's truly special. Just steps from St. Joan of Arc School and within walking distance to West 85th shops, parks and dining, this location is ideal for busy families or professionals who value walkability. Inside, the main floor welcomes with a private foyer, updated laminate flooring and a bright open layout perfect for everyday life and entertaining. Gather around the warm ambiance of the gas fireplace in the living room, with stunning views of the backyard. The adjacent dining room flows seamlessly into the outdoors through sliding patio doors, opening up to a spacious 2-tiered deck perfect for al fresco dining and relaxation. Culinary adventures await in the beautifully updated kitchen featuring crisp white cabinetry, new backsplash, stainless steel appliances, a corner pantry and a centre island with new quartz countertops with seating for casual meals or conversation. Built-in speakers enhance the atmosphere. A convenient powder room and laundry room complete the main level. Gather in the large bonus room on the upper level with big windows making it ideal as a media lounge, playroom or office. The spacious primary suite offers a walk-in closet and a private ensuite that includes a deep soaker tub



and a separate shower. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for kids or guests. The fully finished basement expands your living area with a custom entertainment zone featuring extensive built-ins, an electric fireplace and a fantastic pub-style wet bar with a peninsula island and bar seating for ultimate entertaining! A fourth bedroom with dual closets, a full 3-piece bathroom and ample storage make this level as practical as it is inviting. Outside, the serene backyard is a private, park-like retreat. Lush landscaping, mature trees and hedges create a peaceful setting, complemented by a 2-tiered deck for lounging and dining and a separate stone firepit area for summer evening under the stars. Additional features include a newer roof, high-efficiency furnace and an insulated, heated, drywalled double garage, new lighting, and brand new carpet. With the recently completed Stoney Trail extension nearby, commuting is easy, and youâ€™re just minutes from top-rated schools, West Springs Village, and future amenities at West Districtâ€™s upcoming Central Parkâ€™ set to include skating, farmers markets, a skatepark, basketball courts, and a seasonal amphitheatre. This is a home that blends location, layout, and lifestyle with care and charm!

Built in 2002

### **Essential Information**

MLS® #	A2230924
Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,779

Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 Wentworth Close Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W1

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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