

# \$569,749 - 26, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2244431

**\$569,749**

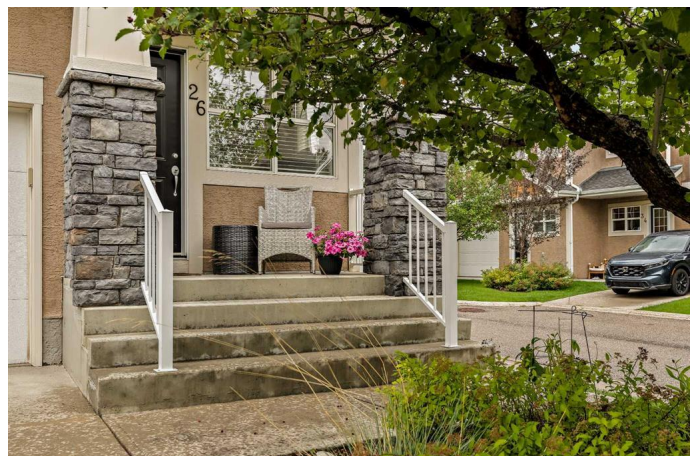
3 Bedroom, 4.00 Bathroom, 1,427 sqft  
Residential on 0.05 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully upgraded townhome in the heart of desirable West Springs

— a coveted end unit drenched in natural light. Thoughtfully designed and meticulously maintained, it blends timeless style with modern comforts, making it a perfect fit for young families, professionals, or those looking to downsize in style. Inside, rich new maple hardwood floors set the tone, complemented by upgraded lighting with sleek pot lights and a fresh, pristine interior. The chef's kitchen is a true showpiece, featuring a striking marble island, granite countertops, a walk-in pantry, and a new dishwasher (2023), all framed by large vinyl windows dressed with Hunter Douglas blinds. Upstairs, you'll find two primary bedrooms, each with its own walk-in closet and private ensuite. The rear suite has a spa-inspired ensuite with a glass shower enclosure and jetted tub, while the front suite offers the versatility to double as a spacious home office or children's bedroom. The

lower level is equally impressive, with a large bedroom, 3 closets and a 3 piece bathroom, and space that's easily tailored to your needs - from a recreation room, to a home gym or guest quarters. Additional highlights include Phantom screens on both front and rear doors, a custom storage shelf in the garage, a central vacuum system, and an outdoor gas



hookup for effortless BBQ nights. All of this in an unbeatable location – walking distance to schools and just minutes to West Springs’s vibrant shops, restaurants, and amenities. Stylish, functional, and truly move-in ready... this one checks every box.

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244431      |
| Price          | \$569,749     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.05          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 26, 9000 Wentworth Avenue Sw |
| Subdivision | West Springs                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0A9                      |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                          |
| Parking Spaces | 2                                                                        |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                        |

## Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                         |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Treed                                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-2M              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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