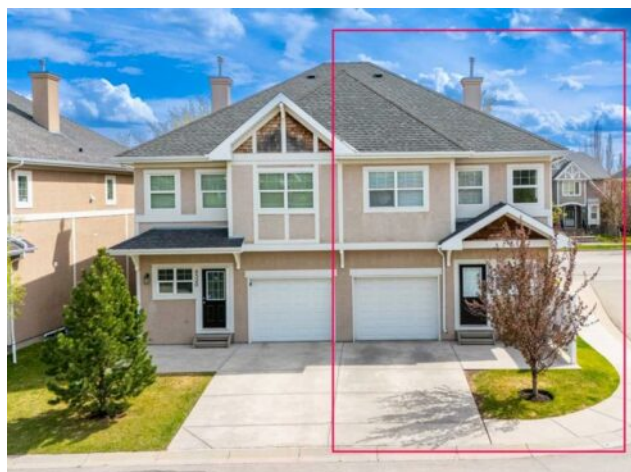


**8522 Wentworth Drive SW
Calgary, Alberta**

MLS # A2261480



\$549,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,589 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Air Conditioner

Stunning Corner-Lot Home in West Springs 8522 Wentworth Drive SW, Calgary Welcome to this beautifully updated corner-lot semi-detached home in the highly sought-after community of West Springs — a neighborhood celebrated for its family-friendly atmosphere, excellent schools, and unmatched convenience. Bathed in natural light and finished with timeless upgrades, this residence blends comfort, style, and function seamlessly. ? Key Features Bright & Open Main Floor: 9’ ceilings, sun-soaked hardwood floors, and an inviting flow perfect for entertaining. Chef-Inspired Kitchen: Generous storage, prep space, and an open design overlooking the dining nook and cozy living room with gas fireplace. Upstairs Retreat: Three spacious bedrooms, including a private primary suite with walk-in closet and spa-like ensuite. Upper-floor laundry adds everyday convenience. Finished Lower Level: A versatile basement complete with a 4th bedroom, full bath, and a family/media room — ideal for teens, guests, or a home office. ?? Outdoor Living & Location Private patio and single attached garage. Just steps from St. Basil and West Springs schools. Walking distance to shops, cafes, groceries, and minutes to Westside Rec Centre & 85th Street shopping. Easy access to downtown, Westhills, and future LRT expansion. This home truly has it all — space, style, and an unbeatable location in one of Calgary’s most desirable communities. Don’t miss the opportunity to make it yours!