

# \$579,999 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2251072

**\$579,999**

4 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

Stunning Corner-Lot Home in Sought-After  
West Springs

8522 Wentworth Drive SW, Calgary

Welcome to this beautifully updated corner-lot semi-detached home in the heart of West Springs – a community known for its family-friendly charm, top-rated schools, and unbeatable convenience. With abundant natural light, timeless finishes, and thoughtful upgrades, this property is designed for both comfort and style.

## ?? Home Highlights

Bright & airy corner unit with 9' ceilings and sun-soaked hardwood main floor

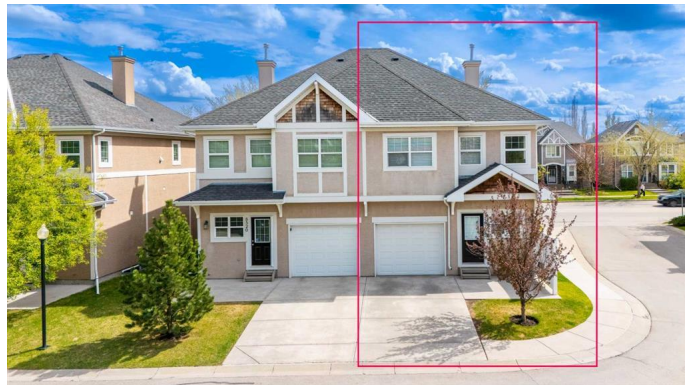
Chef-inspired kitchen with excellent storage, prep space, and open flow for entertaining

Spacious living room with a cozy gas fireplace + sunlit dining nook

3 well-sized bedrooms upstairs, including a private primary suite with walk-in closet & spa-like ensuite

Convenient upper-floor laundry for everyday ease

Fully finished basement with 4th bedroom, full bath, and family/media room for guests or teens



## ?? Outdoor & Location Perks

Private patio + single attached garage

Steps to St. Basil School & West Springs  
School

Walking distance to shops, cafes, groceries,  
LRT & Westside Rec Centre

Minutes to 85th Street shopping & Westhills  
amenities

Built in 2004

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251072               |
| Price          | \$579,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8522 Wentworth Drive Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H5V3                  |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Playground                       |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier, Laminate Counters |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Entrance                        |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 31                |
| Zoning         | DC                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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