

# \$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                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |

|              |                  |
|--------------|------------------|
| Fireplaces   | Family Room, Gas |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Playground       |
| Lot Description   | Landscaped, Rectangular Lot    |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Concrete, Stone, Stucco |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 47              |
| Zoning         | R-G             |
| HOA Fees       | 270             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | D2S Real Estate Ltd |
|----------------|---------------------|



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