

**36 Wentworth Close SW
Calgary, Alberta**

MLS # A2308978



\$899,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge and the portable sink in the basement plus Video projector and accessories

Watch the video Open House Sunday May 9th 1-3 pm* Welcome to 36 Wentworth Close SW Calgary, this beautifully maintained family home in the highly sought-after community of West Springs, offering over 3,000 sq.ft. of developed living space on a spacious 500+ sqm lot. Featuring 3 bedrooms, 3.5 bathrooms, a main floor office, and an exceptionally bright open-concept layout, this home combines functionality, comfort, and timeless style. The main floor showcases 9-foot ceilings, soaring open-to-above ceilings at the entrance and living room, large windows that flood the space with natural light, a spacious kitchen and living area perfect for entertaining, plus central A/C for year-round comfort. Upstairs offers generous bedrooms including a well-appointed primary retreat, while the two secondary bedrooms are connected by a convenient Jack & Jill bathroom — perfect for families. The fully developed basement is designed for entertainment with a home theatre area, wet bar, and a separate gas fireplace creating a warm and inviting atmosphere. Step outside to enjoy the huge deck and private backyard, ideal for summer gatherings and family living. Additional highlights include a double attached garage, stucco exterior, and numerous major upgrades including newer roof and furnace (2017), newer hot water tank, newer appliances (2021), and new patio door (2024). Located on a quiet street with quick access to downtown, Stoney Trail, Bow Trail, and the mountains, and close to excellent schools, shopping and dining at West Springs Village and Market at West Springs, plus exciting future amenities planned for the area including a new YMCA and public library.