

\$799,900 - 218 Wentworth Place Sw, Calgary

MLS® #A2088207

\$799,900

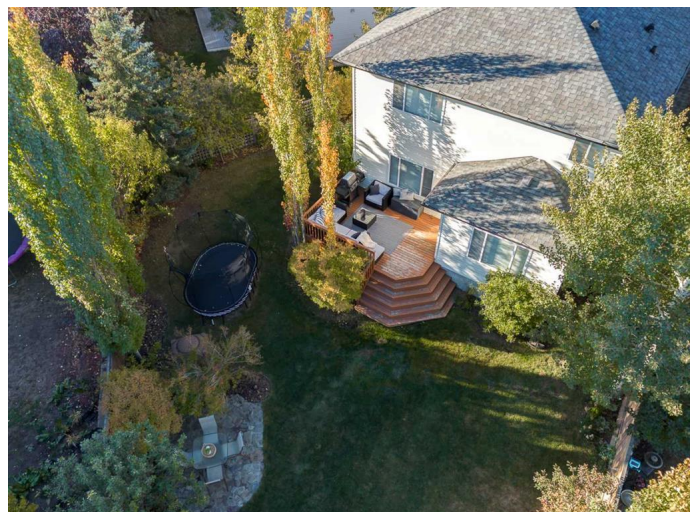
5 Bedroom, 3.00 Bathroom, 2,057 sqft

Residential on 0.15 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SAT & SUN 2-4PM. Nestled in the family-friendly community of West Springs, this home sits on a rare and special pie-shaped, oversized lot - 6700 sq ft. Quietly tucked away on a cul-de-sac, it is truly a dreamlike location. The backyard is a place of enchantment, where children can play, roast marshmallows over the fire pit, bounce on a trampoline, and provide an excellent space for hosting get-togethers. The location is a haven for families seeking proximity to top-tier schools like St. Joan of Arc, West Springs, and CFIS, and it's also conveniently close to Webber, Rundle, and Calgary Academy. Its gorgeous curb appeal, classic design, and quaint front porch creates a warm and inviting atmosphere. This five-bedroom family home boasts an incredible floorplan. The interior features a welcoming foyer with vaulted ceilings, a main floor gym, and a flex space ideal for a home office or a quiet reading room.

The hardwood flooring throughout makes for a seamless design. The living room is bathed in natural light from extra windows on the sides and is enhanced by a cozy gas fireplace. The kitchen is a true showstopper with a huge island, extended cabinets, and newer stainless steel appliances. The adjacent dining room offers an abundance of natural light and a captivating view of the backyard. The hardwood flooring beautifully continues upstairs, where you'll find the spacious primary bedroom graced with a huge window, a walk-in closet, and an ensuite bathroom featuring a



separate stand-up shower and a relaxing jetted tub. Two additional bedrooms both with ample closet space, and a well-appointed bathroom is conveniently nearby. Heading downstairs to the finished basement, you'll discover two more bedrooms and a versatile rec space perfect for a playroom or a home theatre. The home comes with air conditioning, as well the furnace and hot water tank were thoughtfully replaced in 2016, ensuring the home's overall efficiency and comfort. This house isn't just a home; it's a sanctuary for family life in one of Calgary's most sought-after locations.

Built in 2001

Essential Information

MLS® #	A2088207
Price	\$799,900
Sold Price	\$862,880
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,057
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	218 Wentworth Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 4L4

Amenities

Amenities Community Gardens, Park, Playground

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bathroom Rough-in, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Cul-De-Sac, Lawn, Landscaped, Level, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2023

Date Sold October 24th, 2023

Days on Market 4

Zoning R-1

HOA Fees 125.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX IREALTY INNOVATIONS

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