

# \$889,000 - 32 Wentworth Close Sw, Calgary

MLS® #A2109110

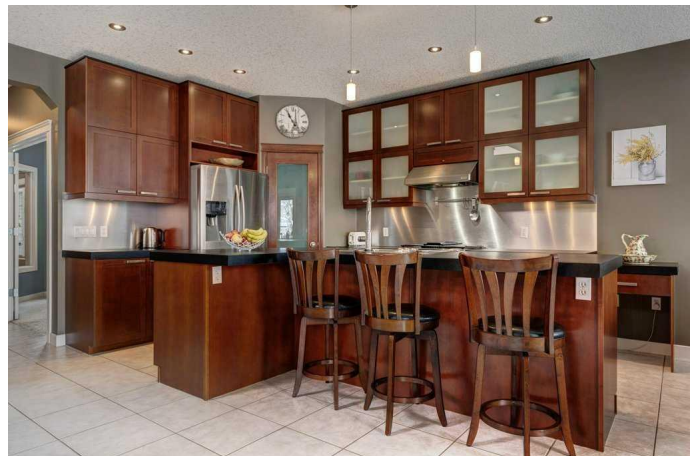
**\$889,000**

3 Bedroom, 4.00 Bathroom, 1,877 sqft  
Residential on 0.12 Acres

West Springs, Calgary, Alberta

"Open house between 1 and 4 pm. on Saturday." This impressive two-story family home, boasting over 2,800 sq. ft. of living space, is a testament to pride of ownership. The main level, spanning over 1,040 sq. ft., features a professionally equipped home office and a stunning great room with a vaulted high ceiling and a cozy fireplace, perfect for entertaining family, friends, and visitors. The kitchen has been systematically upgraded, offering advanced cabinetry and a gas cooktop (installed in 2021) with a raised breakfast bar. Upstairs, you'll find a spacious primary bedroom with an ensuite bath and walk-in closet, along with two generously sized bedrooms. The professionally developed basement (Building Permit 05-02147) is equipped with a recreation room, home theater, wet bar, bathroom, and an office that can be used as a fourth bedroom, even Cat-5e wiring throughout. This home is designed for outdoor enjoyment during the upcoming spring and summer months, with a well-kept deck, a gas valve for a BBQ, and concrete patio. Situated in a super convenient location, all amenities are just a stone's throw away, including St. Joan of Arc School (a two-minute walk), West Springs School, and West Ridge School. Shopping, public transportation, and access to Stoney Trail and Canada Olympic Park are also close by.

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2109110    |
| Price          | \$889,000   |
| Sold Price     | \$899,500   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,877       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 32 Wentworth Close Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 4V9               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer                                                   |
| Heating           | Fireplace(s), Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Family Room, Gas, Glass Doors, Mantle                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden |
| Lot Description   | Back Yard, Treed              |
| Roof              | Asphalt Shingle               |
| Construction      | Stucco, Wood Frame            |
| Foundation        | Poured Concrete               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | April 19th, 2024 |
| Days on Market | 7                |
| Zoning         | R-1              |
| HOA Fees       | 125.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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