

\$975,000 - 822 Wentworth Place Sw, Calgary

MLS® #A2159529

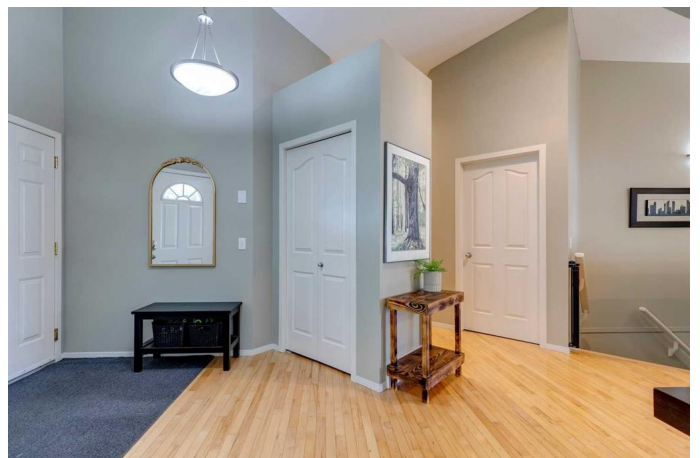
\$975,000

4 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

Situated in a quiet cul-du-sac steps from St Joan of Arc School, this wonderful West Springs 2 Bed 2 bath 1526 SF Bungalow with an Illegal 2 bed 1 bath suite in the Walk-out basement. Highlights of this open plan home are a covered front porch, soaring vaulted ceilings in the foyer/main hallway, kitchen and living room that are complimented with solid maple hardwood flooring. The main floor den/flex room can also act as a dining room. The functional kitchen has a corner pantry, plenty of cupboards and a raised breakfast bar peninsula. The dining area is framed by a three way gas fireplace and also has a French Door that opens to the East facing deck. Great for barbecuing or enjoying your morning coffee. The living room with vaulted ceilings is also framed by the three way gas fireplace. The spacious Primary bedroom can easily hold a king sized furniture suite and opens to the walk-in closet and 4 piece ensuite bath with glass doored shower, extra large vanity and deep soaker tub. A 2nd bedroom and main floor laundry are located near the garage door at the front of the home. Descend the staircase to the 2 bedroom Illegal suite. Recent updates include a refreshed kitchen with newer stainless steel appliances, newer cupboards and quartz counters. Luxury Vinyl plank flooring throughout the walk-out level. 2 large bedrooms, a 4 piece bath and lower level laundry. The functional open plan rec room/dining area offers many options for furniture placements. The lower level French



door opens to the spacious pie-shaped backyard that sides onto the community walking path. Double attached garage to keep your vehicles warm and dry. Easy access to the shops on 85th Street, local public and private schools, Stoney Trail and the Mountains.

Built in 2002

Essential Information

MLS® #	A2159529
Price	\$975,000
Sold Price	\$963,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,526
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	822 Wentworth Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4P1

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 5th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	125.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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