

# \$1,179,000 - 35 Wentworth Close Sw, Calgary

MLS® #A2214202

**\$1,179,000**

5 Bedroom, 4.00 Bathroom, 2,278 sqft  
Residential on 0.12 Acres

West Springs, Calgary, Alberta

\*\*\*Open House Sat. April 26th, 12pm to 2pm and Sun. April 27th, 2:30pm to 4:30pm\*\*\*  
Welcome to 35 Wentworth Close SW, a renovated and well-maintained home in Calgary's West Springs neighbourhood. Located on a quiet street with no homes directly behind, this property offers significant privacy, enhanced by abundant greenery in the backyard and adjacent properties. Ideal for professional families, it includes two office spaces for parents working from home or a 15-minute commute to downtown Calgary, supporting remote or in-office work. Renovated with high-end materials, the home features matching luxury vinyl-plank flooring and flat ceilings with pot lights throughout. The reconfigured open-concept layout connects the kitchen, dining, and family rooms. The kitchen has an 11-foot quartz island with a built-in microwave, dishwasher, sink, garbage disposal, water filtration system, cabinets and drawers. Floor-to-ceiling cabinets extend to the dining room, which includes a wet bar with sink and storage. White cabinets and oversized tile backsplashes unify the spaces. The family room features a gas fireplace with a floor-to-ceiling tile surround. A new office/den, an expanded mudroom with washer, dryer, refrigerator, and cabinetry, plus new front and patio doors add functionality. The garage features new epoxy flooring, drywall, insulation, paint, and electric heat. The three upstairs bedrooms include a primary suite with an ensuite featuring a dual-sink



quartz vanity, freestanding tub, glass-and-tile shower, electric floor heat, and heated towel bar. A walk-in closet with built-in drawers completes the space. Adjacent to the primary bedroom, an office accessed via barn doors includes a built-in desk and cabinetry and can serve as a private TV room with space for a sofa. The second bedroom is extra large with a wall-to-wall built-in closet organizer, providing ample storage and space. The third bedroom also offers generous space. The second bathroom has a glass-and-tile shower, new vanity, stone countertop, and new toilet. The developed basement includes a recreation room, two bedrooms, a bathroom, and storage, with flat ceilings, pot lights, and 3-zone electric in-floor heat. One of the basement bedrooms is currently being used as a gym, offering a dedicated space. The landscaped yard, surrounded by significant greenery, features a composite deck with a covered pergola and two gas lines (for BBQ and fireplace), offering enhanced privacy with no homes directly behind. Schools nearby: West Springs School (K-4, 0.8 km), West Ridge School (5-9, 1.5 km), St. Joan of Arc (K-9, 1.2 km). Private schools nearby: Calgary French and International School (K-12, 2.5 km), Webber Academy (K-12, 4 km), Calgary Academy (2-12, 4 km), Rundle Academy (4-12, 5 km) and Clear Water Academy (JK-12, 7 km). Nearby West 85th and Aspen Landing (5-7 minutes) offer shopping and dining. This West Springs home offers quality, privacy, and convenience for professional families.

Built in 2001

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2214202    |
| Price  | \$1,179,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,278       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 35 Wentworth Close Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H4V9                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground                 |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater                                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile  |

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 1                |
| Zoning         | R-G              |
| HOA Fees       | 125              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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