

# \$900,000 - 12 Wentworth Close Sw, Calgary

MLS® #A2214666

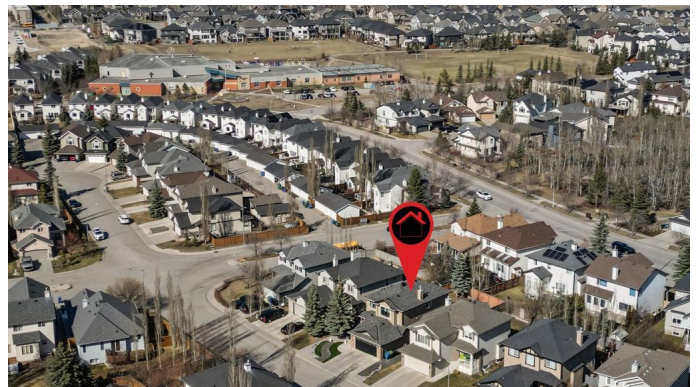
**\$900,000**

3 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to 12 Wentworth Close, situated in the highly desirable community of West Springs, Calgary. West Springs is renowned for its exceptional amenities, top-rated schools—including Saint Joan of Arc School, West Ridge School, Webber Academy, and Calgary French & International School—and beautiful parks and green spaces. Residents benefit from abundant shopping and dining opportunities at nearby West 85th and Aspen Landing, along with recreational facilities such as Westside Recreation Centre and WinSport's Canada Olympic Park. Additionally, convenient access to major roadways like Bow Trail and the upcoming Ring Road makes commuting to downtown or heading to the mountains effortless. This fully renovated home has undergone thoughtful and extensive upgrades totalling over \$120,000, ensuring modern comfort and easy maintenance. From the street, the property impresses immediately with exterior improvements including a new C4 roof (2024), updated eavestroughs and siding (2024), new doors, windows, and a garage door (2024), complemented by a professionally landscaped, low-maintenance front yard. Inside, the home offers a welcoming, bright environment highlighted by a fully updated kitchen equipped with new cabinetry, quartz countertops, contemporary backsplash, stainless steel appliances, and a spacious central island ideal for family gatherings and entertaining. Further enhancements include freshly painted



interiors, professional popcorn ceiling removal, luxury vinyl plank flooring throughout the main level, and energy-efficient LED potlights. The living room is defined by soaring ceilings, large windows, and an elegant stone fireplace, creating a warm, inviting atmosphere perfect for both everyday living and hosting guests. Newly installed air conditioning (2024) ensures comfortable temperatures year-round. Combining an ideal location, exceptional community benefits, and modern renovations, 12 Wentworth Close is truly a standout property. Schedule your private viewing today to experience everything this home has to offer.

Built in 2002

**Essential Information**

MLS® #	A2214666
Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	12 Wentworth Close Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4V9

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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