

\$549,000 - 8522 Wentworth Drive Sw, Calgary

MLS® #A2261480

\$549,000

4 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

West Springs, Calgary, Alberta

Stunning Corner-Lot Home in West Springs
8522 Wentworth Drive SW, Calgary

Welcome to this beautifully updated corner-lot semi-detached home in the highly sought-after community of West Springs – a neighborhood celebrated for its family-friendly atmosphere, excellent schools, and unmatched convenience. Bathed in natural light and finished with timeless upgrades, this residence blends comfort, style, and function seamlessly.

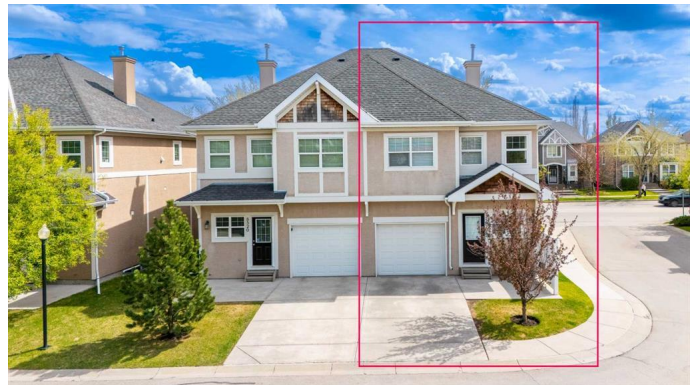
? Key Features

Bright & Open Main Floor: 9'™ ceilings, sun-soaked hardwood floors, and an inviting flow perfect for entertaining.

Chef-Inspired Kitchen: Generous storage, prep space, and an open design overlooking the dining nook and cozy living room with gas fireplace.

Upstairs Retreat: Three spacious bedrooms, including a private primary suite with walk-in closet and spa-like ensuite. Upper-floor laundry adds everyday convenience.

Finished Lower Level: A versatile basement complete with a 4th bedroom, full bath, and a family/media room – ideal for teens, guests, or a home office.



?? Outdoor Living & Location

Private patio and single attached garage.

Just steps from St. Basil and West Springs schools.

Walking distance to shops, cafes, groceries, and minutes to Westside Rec Centre & 85th Street shopping.

Easy access to downtown, Westhills, and future LRT expansion.

This home truly has it all – space, style, and an unbeatable location in one of Calgary’s most desirable communities. Don’t miss the opportunity to make it yours!

Built in 2004

Essential Information

MLS® #	A2261480
Price	\$549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,589
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8522 Wentworth Drive Sw
Subdivision	West Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H5V3

Amenities

Amenities	Parking, Playground
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Playground, Private Entrance
Lot Description	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	33
Zoning	DC

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.