



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9000 WENTWORTH Avenue #24, Calgary T3H 5K2**

MLS®#: **A2194010**      Area: **West Springs**      Listing Date: **02/21/25**      List Price: **\$559,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar: **1,840 sqft**  
 Lot Shape:

Access:

Lot Feat: **Few Trees,Other**  
 Park Feat: **Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

DOM

**3**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 5`6"	Kitchen	Main	10`9" x 10`1"
Dining Room	Main	8`1" x 10`4"	Living Room	Main	9`8" x 14`1"
Game Room	Basement	17`4" x 19`4"	Furnace/Utility Room	Basement	5`3" x 11`10"
Laundry	Second	3`2" x 3`1"	Bedroom - Primary	Second	13`7" x 16`2"
Bedroom	Second	13`2" x 9`10"	Bedroom	Second	9`9" x 11`0"
Walk-In Closet	Second	7`11" x 4`4"	2pc Bathroom	Second	4`7" x 5`3"
3pc Ensuite bath	Second	7`11" x 4`11"	4pc Bathroom	Second	9`10" x 4`11"

Condo Fee:  
**\$553**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**R-2M**

Legal Desc: **0610869**

Remarks

Pub Rmks: **Welcome to Your Dream Townhome in West Springs! This stunning 1,440 sq. ft. townhome in the highly sought-after community of West Springs is the perfect blend of style, space, and convenience. With three bedrooms upstairs, two and a half bathrooms, and a fully finished basement, this home is designed for comfortable, modern living. Whether you're a growing family, first-time buyer, or investor, this home checks all the boxes. Step inside to a bright and open main living area, where large windows fill the space with natural light. The inviting layout seamlessly connects the living room, dining area, and kitchen, creating the perfect space for everyday living and entertaining. The kitchen is a true standout, featuring warm wood cabinetry, sleek stainless steel appliances, and plenty of counter space for meal prep. The combination of classic wood and modern finishes gives this kitchen a timeless, elegant feel, making it both stylish and highly functional. Upstairs, you'll find three spacious bedrooms, including a primary suite with a private ensuite bathroom. The additional two bedrooms are perfect for kids, guests, or a home office. A second full bathroom completes the upper level, ensuring plenty of space for the entire household. The fully finished basement provides even more living space, offering endless possibilities. Whether you need a rec room, home gym, playroom, or media lounge, this additional level gives you the flexibility to create a space that suits your lifestyle. Located in West Springs, one of Calgary's most desirable neighborhoods, this home is within walking distance to parks, pathways, and all the shopping and amenities you need. Enjoy the convenience of nearby cafes, grocery stores, and dining options, all just a short stroll away. For families, this home is situated close to some of Calgary's top-rated schools, including West Springs School, West Ridge School, and Joan of Arc. For commuters, quick access to Stoney Trail and Bow Trail makes getting around Calgary simple and efficient, whether you're heading downtown for work or planning a weekend getaway to the mountains. This townhome is more than just a place to live—it's a lifestyle upgrade. Imagine coming home to a warm and inviting space, preparing meals in your stylish kitchen, and spending your weekends exploring nearby parks and walking paths. With its modern finishes, fully finished basement, and unbeatable location, this home is a rare find in West Springs. Homes in this community don't stay on the market for long! Schedule your private showing today and make this beautiful townhome yours.**

Inclusions: **na**  
 Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















