

# \$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
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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