

\$949,900 - 63 Wentworth Crescent Sw, Calgary

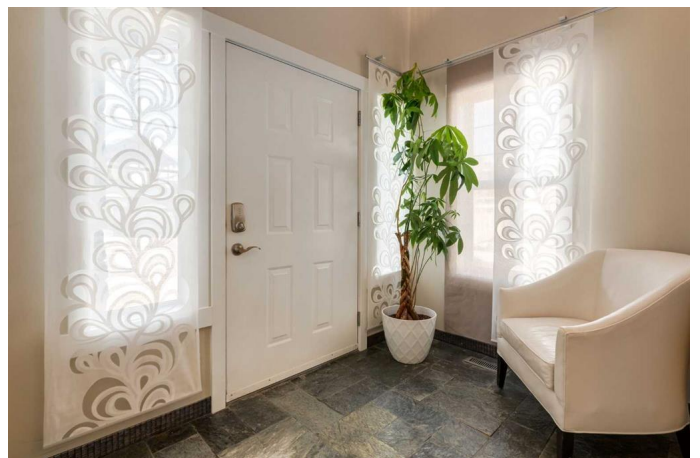
MLS® #A2197596

\$949,900

3 Bedroom, 4.00 Bathroom, 2,350 sqft
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Beautiful two storey home located in the heart of Wentworth. Situated on a corner lot with plenty of parking on a quiet street surrounded by semi-estate homes. This home features over 3,400sqft of living area, a main floor with stylish slate flooring throughout, 9ft ceilings, open to below entry, an open concept floorplan with a large dining room, huge sunken living room and updated kitchen with stainless steel appliances, full height contemporary white cabinets, island with raised eating bar and walk-through pantry. Main floor laundry room, 2pc bathroom and a large walk-in mudroom closet with plenty of room for all the family's jacket and shoes. The upper level features a large primary bedroom with walk-in closet and 5pc ensuite including his and her raised vessel sinks, separate shower and jetted soaker tub. Two other good sized bedrooms, full 4pc bathroom and a huge bonus room with an additional flex area. The basement is fully finished with just under 9ft ceilings, a large recreation room, a raised family area, 3pc bathroom and plenty of storage. Large backyard with a stone patio and lots of rooms for the kids to play. Other features include a double attached garage with exposed aggregate driveway, loaded with large windows throughout bringing in great natural light, upgraded lighting fixtures and fresh paint touch-ups throughout. Located within a few blocks from two schools, minutes from shopping and restaurants and easy access to major transportation routes. This is a



must-see home. Make your private showing today.

Built in 2004

Essential Information

MLS® #	A2197596
Price	\$949,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,350
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 Wentworth Crescent Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4P3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.