

# \$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	37
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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