

# \$699,000 - 915 Wentworth Rise Sw, Calgary

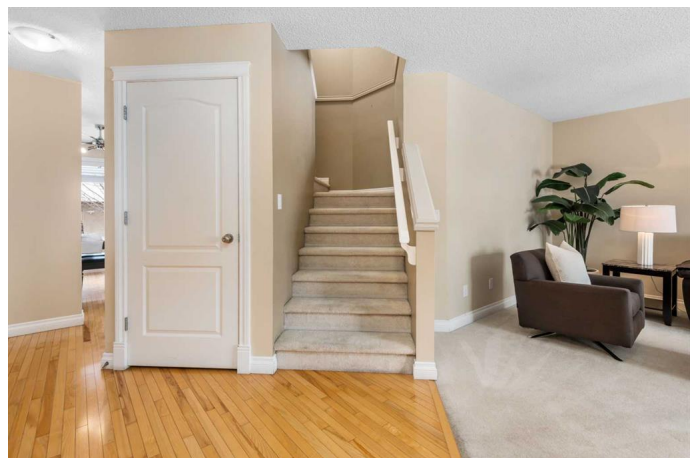
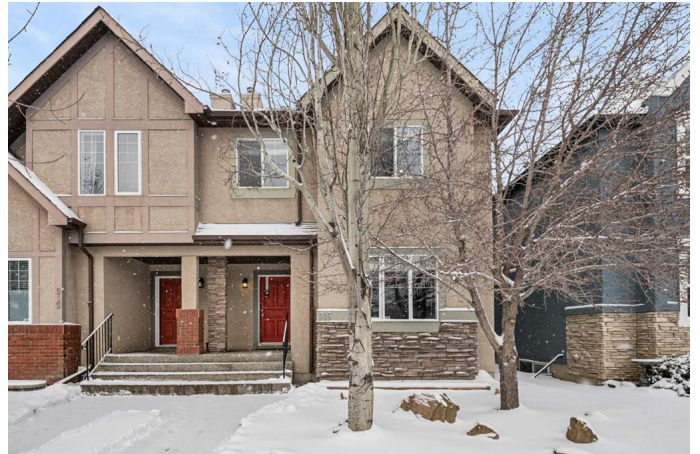
MLS® #A2205781

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,643 sqft  
Residential on 0.07 Acres

West Springs, Calgary, Alberta

Extremely well-maintained 4 bedroom home with NO CONDO FEES, a double detached garage and a sunny west-facing backyard. Ideally located on a quiet street in the tightly knit community of West Springs within walking distance to everything! The living room is bathed in natural light creating a relaxing atmosphere. Entertain with ease in the well laid out kitchen featuring granite countertops and newer stainless steel appliances (some are still under warranty!) including a new fridge (2025 with warranty till January 2027), microwave (2024), induction range (2020) and dishwasher (2023 with warranty till November 2025). A centre island with breakfast bar seating invites everyone to gather around or host larger events in the adjacent dining room. A rear door leads to the backyard encouraging a seamless indoor/outdoor lifestyle. Retreat at the end of the day to the primary bedroom on the upper level complete with a large walk-in closet and private 4-piece ensuite. Both additional bedrooms on this level are spacious and bright, sharing the second 4-piece bathroom. A family room in the finished basement is a great versatile space for movies, games, work, play or hobbies. Conveniently a 4th bedroom and another full bathroom with an updated 60" shower are also on this level further adding to the flexibility of the fantastic additional level. Additional upgrades include newer roof shingles (2022), a newer hot water tank (2022), a water softener and a sump pump. The west-facing



backyard entices casual summer barbecues on the expansive deck while kids and pets enjoy the large yard. This outstanding home is in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops, quaint cafes and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the recently completed Stoney Trail extension.

Built in 2003

### **Essential Information**

MLS® #	A2205781
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	915 Wentworth Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3H 5N9

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)  
Appliances Built-In Electric Range, Built-In Range, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Brick, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 3  
Zoning R-G

### Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.