75 Wentworth Common SW

Calgary | Active | MLS® A2350673

$499,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2005**	**1,411 sq. ft.**

Your next move starts with a conversation.

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Listed by Jessica Chan Real Estate & Management Inc.

A closer look

WALKING DISTANCE TO WEST RIDGE SCHOOL in West Springs! This 2-storey Townhouse offers 3 Bedrooms, 2.5 Bathrooms, and 1,850 sq.ft. of total developed living space, with a back Patio that opens directly onto a quiet, beautifully treed inner courtyard. Groceries, dining, and everyday errands are just a short walk away, while the courtyard gives you a peaceful retreat at home. A Single Attached Garage plus driveway parking for a total of 2 vehicles, along with Central Air Conditioning, complete the package.

Step inside and be welcomed by an open-concept Main Level with 9' ceilings, where the Living Room, Kitchen, and Dining Area flow together naturally. The Living Room is anchored by a cozy gas fireplace, with large windows bringing in natural light and views of the mature trees out back. The Kitchen features a centre island, Stainless Steel appliances, a pantry, and ample cabinetry, while the Dining Area offers direct access to the backyard.

On the Upper Level, the spacious Primary Bedroom features a Walk-In Closet and a private 3pc Ensuite. Two additional Bedrooms share a 4pc Bathroom, and upper-level Laundry keeps chores close at hand. The fully finished Basement offers a large Recreation Room, providing flexible space for a media room, Home Gym, hobbies, or guests.

The back Patio with gas hookup is ready for summer BBQs and steps directly onto the complex's inner courtyard Green Space, lined with mature trees, an inviting setting for morning coffee, summer evenings, and connecting with neighbours.

Located in West Springs, you're within walking distance of West Ridge School and West Springs School, along with parks, playgrounds, and walking paths. Calgary Co-op and the shops of West Springs Village along 85 Street SW are only a short stroll away, with the restaurants, cafés, and boutiques of West 85th close by, making everyday errands easy without getting in the car. Westside Recreation Centre offers a wave pool, climbing wall, and ice rinks close to home, while nearby public transit and quick access to Bow Trail, Old Banff Coach Road, Stoney Trail, and the 69 Street C-Train Station make commuting downtown simple. WinSport's Canada Olympic Park and the Rocky Mountains are an easy drive west.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350673
Bedrooms	3
Bathrooms	3
Year Built	2005
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,411 sq. ft.
Main Level Finished Area:	584 sq. ft.
Upper Level Finished Area:	827 sq. ft.
Below Grade Finished Area:	439 sq. ft.
Condo Fee:	$438.97
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	1,813 sq. ft.
Lot Frontage:	20'10¾"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0411844
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$270.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed

Community:	West Springs
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14' × 10'4" ·
Main Floor	Dining Room · 8' × 8' ·
Main Floor	Kitchen · 10'6" × 10'3" ·
Upper Level	Bedroom - Primary · 16'5" × 11'7" ·
Upper Level	Bedroom · 11'2" × 9'10" ·
Upper Level	Bedroom · 10'10" × 9'11" ·
Basement	Game Room · 17'7" × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-wentworth-common-sw-calgary-a2350673/

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