9041 Wentworth Avenue SW

Calgary | Active | MLS® A2356469

$825,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2007**	**2,116.78 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 9041 Wentworth Avenue SW, tucked against the ravine in West Springs, where southwest mountain views, mature trees across the street and the West Springs schools just steps away come together with the kind of space and finishing you would expect from a detached home.

Morning light pours into the great room through a wall of south-facing windows, with 14-foot cathedral ceilings overhead and the greenspace beyond the glass, and on cooler evenings the gas fireplace becomes the place everyone settles in. Just off the great room, a bright nook with transom windows opens to a patio backing the ravine, ready for morning yoga, homework or working from home. The kitchen makes hosting easy, with 9-foot ceilings, re-stained cabinetry (2026), granite counters, hardwood floors, a pantry, a brushed gold faucet (2026), a garburator (2026), and an oversized island where friends gather while dinner comes together, then the evening carries over to the dining area beneath a grand tiered crystal chandelier (2026) with green views out front. The office nook overlooks the ravine, and wide staircases with wrought iron railings lead upstairs beneath a striking cascading chandelier (2026).

The primary retreat is a quiet place to end the day, taking in the views across the greenspace with a high-end wall-mounted TV (2026) that stays, and offering a five-piece ensuite with double sinks, a soaker tub and a separate shower, along with an adjoining flex room that can become a nursery, a reading room or a second walk-in closet. The second bedroom has its own four-piece ensuite and walk-in closet so guests feel at home, and upper-floor laundry keeps the weekly routine simple.

The finished lower level adds a third bedroom, while 9-foot ceilings and a large south-facing window brighten a flexible recreation space for movie nights or a home gym, along with a rough-in for a future bathroom and plenty of storage in the mechanical room. The double attached garage fits a full-size truck, so winter mornings are easy.

Recent updates continue throughout the home with designer light fixtures and ceiling fans (2026), premium faucets and dual rain and handheld shower heads (2026), re-stained bathroom cabinetry (2026), keypad entry front and back (2026), and all new smoke and carbon monoxide detectors (2026). These join a new furnace (2024), hot water tank (2024), and air conditioning with a heat pump (2024), plus a smart thermostat.

Living in West Springs means walking the kids to school, starting weekends with breakfast at Brekkie, grabbing groceries at Co-op and meeting friends for dinner at Fergus & Bix, Una Pizza + Wine or Vin Room West. Aspen Landing and the Calgary Farmers’ Market West are minutes away, and Old Banff Coach Road and Stoney Trail put Canada Olympic Park and the mountains within easy reach.

If ravine views, room to host and a location that keeps everything close sound like the life you’ve been looking for, book your private showing today.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2356469
Bedrooms	3
Bathrooms	3
Year Built	2007
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	2,116.78 sq. ft.
Main Level Finished Area:	409.64 sq. ft.
Upper Level Finished Area:	577.21 sq. ft.
Below Grade Finished Area:	491.25 sq. ft.
Condo Fee:	$610.35
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	South
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	9

Year built:	2007 (Age: 19)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0713484
Heating:	Fireplace(s), Forced Air, Heat Pump, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Heat Pump
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -

Laundry Features:	Upper Level
HOA Fee:	$270.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Wentworth
Community:	West Springs
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Curtains & Curtain Rods, Brand New TV & TV Mount in Primary Bedroom, Heat Pump
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Other · 4'6" × 3'9" ·
Main Floor	Foyer · 4'9" × 4'7" ·
Main Floor	Hall · 8'2" × 7'2" ·
Main Floor	Living Room · 17'2" × 14'2" ·
Upper Level	Dining Room · 18'1" × 11'8" ·
Upper Level	Kitchen · 17'2" × 14'7" ·
3rd Floor	Bedroom · 18'4" × 12' ·
3rd Floor	Office · 8'11" × 8'4" ·
3rd Floor	Bedroom - Primary · 14'6" × 13'10" ·
3rd Floor	Walk-In Closet · 8'3" × 6'1" ·
Basement	Bedroom · 13'9" × 13'8" ·
Basement	Furnace/Utility Room · 9'8" × 6'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9041-wentworth-avenue-sw-calgary-a2356469/

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