

# \$1,550,000 - 22 Wendham Place Sw, Calgary

MLS® #A2249022

**\$1,550,000**

5 Bedroom, 4.00 Bathroom, 3,140 sqft

Residential on 0.18 Acres

West Springs, Calgary, Alberta

West Springs is one of Calgary's™ most sought-after communities, known for its blend of quiet residential streets, luxury homes, and easy access to everything from top-ranked schools like West Springs Elementary, West Ridge, and Ernest Manning High to the shops and dining at West 85th, Westside Recreation Centre, and endless outdoor options from nearby parks to weekend trips to the Rockies, all while being minutes to downtown. Tucked into a peaceful cul-de-sac and backing onto a treed green space, this home offers over 4,200 sq. ft. of living space with a rare triple car garage, soaring ceilings, and a layout designed for both comfort and flexibility. The main level is anchored by an open living and dining space with a stone fireplace and walk-out balcony, a bright office for work-from-home days, and the primary suite, which includes a private sitting area with its own fireplace and a spa-like ensuite retreat. Upstairs, three bedrooms and a flex area provide room for family or guests, while the fully finished walk-out basement extends the living space with a fifth bedroom, a beautiful full bar, and spacious recreation and family rooms that connect seamlessly to the backyard. Outdoor living is equally impressive with a covered patio featuring a built-in brick fireplace, creating a year-round gathering space that makes this property as functional as it is inviting.

Built in 2010



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249022    |
| Price          | \$1,550,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,140       |
| Acres          | 0.18        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 Wendham Place Sw |
| Subdivision | West Springs        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 0R6             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Walk-In Closet(s)                                                                                                        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                     |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, BBQ gas line, Fire Pit  
Lot Description        Cul-De-Sac  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 15th, 2025  
Days on Market        72  
Zoning                    R-G

**Listing Details**

Listing Office            eXp Realty

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