

\$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
Community	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 81
Zoning R-G

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.