

1607 Wentworth Villas SW
Calgary, Alberta

MLS # A2165191



\$575,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,592 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dining Table & Chairs

Nestled in the highly sought-after community of West Springs, this beautifully upgraded townhouse offers the perfect blend of comfort, convenience, and modern elegance. Boasting dual primary bedrooms, each with its own ensuite bathroom, this home is ideal for those seeking privacy and luxurious living. The main floor welcomes you with an open-concept layout featuring a spacious living room, gorgeous hardwood flooring, and a cozy gas fireplace. The gourmet kitchen is ideal for cooking enthusiasts, showcasing granite countertops, stainless steel appliances, a gas stove, and a raised breakfast bar for casual dining. Enjoy outdoor entertaining on the large deck, complete with a gas line for summer barbecues. Additional upgrades include heated tile floors in the entryway, plush carpet with soft underlay, and plenty of natural light throughout. A main floor powder room with a convenient laundry area adds to the home's functionality. The unfinished basement provides ample storage space and room for potential development, while the attached single-car garage and wide driveway offer parking for up to three vehicles. Located in a vibrant neighborhood, you're within walking distance to top-rated schools, parks, and a wide range of amenities, including restaurants, pubs, grocery stores, fitness centers, and boutiques, making it a perfect fit for those who value both convenience and community. With its stunning finishes, thoughtful layout, and prime location, this townhouse is truly a must-see. Schedule your private showing today!