



**54 Wentworth Common SW  
Calgary, Alberta**

**MLS # A2297951**



**\$574,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas,
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to a home that doesn't just check boxes, it sets the standard. This beautifully refined semi-detached townhouse in the heart of West Springs is a rare blend of style, substance, and soul. The kitchen is a so functional, sleek quartz surfaces, striking marble backsplash, stainless steel appliances, and a gas range come together around the island that invites gathering and conversation. The main floor is bathed in natural light, with 9' ceilings, rich hardwood flooring, and expansive windows creating an airy, elevated living experience. The dining and living areas flow effortlessly, anchored by a cozy gas fireplace and accented with upscale finishing and lighting throughout. Upstairs, you'll find three generously sized bedrooms and two full baths, including a tranquil primary retreat complete with a walk-in closet, private ensuite, and a charming nook perfect for quiet mornings or evening unwinds with a good book. The fully finished lower level expands your living space with an oversized family room, ideal for movie nights, a home gym, or entertaining. Outside, the private patio with gas BBQ hookup and perennial landscaping creates a low-maintenance summer oasis. An insulated, finished oversized single attached garage adds both convenience and comfort year-round. Location? Exceptional. Just one block from three schools, multiple sports fields, playgrounds, and an abundance of shopping. With quick access to Bow Trail and only 3 km to the LRT, this home effortlessly connects you to everything you need. A standout property in every sense, stylish, functional, and truly move-in ready.