



**402 Wentworth Villas SW  
Calgary, Alberta**

**MLS # A2310756**



**\$578,888**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** NA

Welcome to this beautifully maintained, move-in ready END-UNIT townhome, perfectly positioned in the highly sought-after community of West Springs and complete with an INSULATED ATTACHED GARAGE. Bathed in natural light from its exceptional West and South exposure, this home offers a bright, uplifting atmosphere from the moment you step inside. The living room is a true showpiece, featuring soaring ceilings, a full wall of windows stretching to the ceiling, and an airy, open connection to the upper level. A patio door leads to the private deck equipped with a BBQ gas line, creating an ideal indoor&ndash;outdoor flow. Overlooking the living room, the lofted kitchen enhances the sense of openness while providing a stylish and functional culinary space. Complete with granite countertops, stainless steel appliances, generous cabinetry, and a peninsula-style breakfast bar, it&rsquo;s designed for both everyday living and effortless entertaining. This sun-filled level also hosts a spacious dining area with access to a second balcony&mdash;perfect for morning coffee&mdash;and a convenient powder room with in-suite laundry. The upper level offers a well-appointed 4-piece bathroom and three bright, comfortable bedrooms, including the inviting primary suite with a large walk-in closet and its own private 4-piece ensuite. Additional storage is abundant in the finished basement, ensuring everything has its place. All of this comes with an unbeatable West Springs location, within walking distance to top-rated schools, numerous parks, and the vibrant amenities of West 85th and West Springs Village&mdash;featuring boutique shops, restaurants, caf&eacute;s, and essential services. A rare opportunity to own a light-filled, thoughtfully designed home in one of Calgary&rsquo;s most desirable communities.