



**2301 Wentworth Villas SW
Calgary, Alberta**

MLS # A2313514



\$565,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,583 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Electric fireplace in the basement		

Welcome to 2301 Wentworth Villas SW. Nestled in the highly sought-after community of West Springs, this beautifully maintained Unique end-unit townhouse offers the perfect blend of comfort, privacy, and convenience. Backing onto peaceful GREEN SPACE with mature trees, the home enjoys exceptional privacy along with a bright SOUTH-FACING living room and primary bedroom that are filled with natural warmth and sunlight throughout the day. Featuring 3 bedrooms, 2.5 bathrooms, soaring HIGH CEILINGS, GRANITE countertops, UPPER-FLOOR LAUNDRY, and a fully developed basement complete with a cozy NAPOLEON ELECTRIC FIREPLACE and ample storage space, this home is thoughtfully designed for everyday living. The open-concept layout extends to a spacious balcony with a natural gas BBQ line, perfect for relaxing or entertaining outdoors. Pride of original ownership is evident throughout, with the property being exceptionally well maintained and a pre-listing inspection already completed for added peace of mind. Additional highlights include a single attached garage plus two parking pads for a total of 3 parking spaces. Ideally situated on the desirable Wentworth side of the community, this home is just steps from top-rated schools including West Springs School, Westridge Junior High School, and St. Joan of Arc School, as well as parks, playgrounds, soccer fields, grocery stores, restaurants, fitness studios, and the ever-expanding shops and services of West 85th. With quick access to public transit, the LRT, downtown Calgary, and major west-side routes, this is an exceptional opportunity to own in one of Calgary's most desirable west-side communities.