



GRASSROOTS
REALTY GROUP

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1024 Wentworth Rise SW
Calgary, Alberta

MLS # A2314836



\$555,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,542 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Paved		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	None		

Welcome to this beautifully maintained home nestled in the prestigious community of West Springs, ideally located on a quiet street away from major roads while still being just minutes from shopping, highly regarded schools, playgrounds, parks, ravines, and pathways . Step inside to a bright and inviting open-concept main floor featuring large windows, abundant natural light, and a warm living area with a cozy fireplace. The functional kitchen overlooks the private rear outdoor space, creating a peaceful setting that feels tucked away from the city while remaining close to everyday conveniences. Upstairs, you will find a convenient laundry area, two well-sized bedrooms, a full bathroom, and a spacious primary retreat with a walk-in closet and ensuite featuring dual sinks and a walk-in shower. The upper level offers comfortable family living with a practical and well-designed layout. The fully developed lower level provides excellent additional living space, perfect for a recreation room, home theatre, gym, office, or guest area. The mechanical room also offers useful storage space. The furnace was replaced just last month, adding comfort, efficiency, and peace of mind for the next owner. This home also features central air conditioning and an oversized attached single garage. Enjoy the quiet location, nearby schools and playgrounds, ample street parking in front for guests, easy access to local shops and restaurants, and convenient routes to downtown, Stoney Trail, and the mountains. With green space nearby and a low-maintenance lifestyle, this is an excellent opportunity to own in one of Calgary's most desirable west-side communities.