



**37 Wentworth Gardens SW
Calgary, Alberta**

MLS # A2323996



\$685,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,261 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Landscaped, Level, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	High Ceilings, Skylight(s)		

Inclusions: None

Welcome to 37 Wentworth Gardens in the wonderful community of Springside! Located in a very private setting this three bedroom villa, offers a maintenance free lifestyle in an established 22 unit condominium development. Great access to Stoney Trail, amenities and retail services galore in close proximity. A 20 minute drive to downtown and a 40 minute drive to the mountains. Features of the main floor include 10' knock-down ceilings, great room with gas fireplace, cooks kitchen with center island, skylight, corner pantry, stainless appliances and separate eating area. A brightly lit flex room acts as an office/den or dining room. The large private master bedroom and 5 piece spa inspired ensuite with radiant in floor heating and tiled shower is a welcome retreat! A laundry room and half bath complete the main floor. The fully developed lower level has 9' ceilings, 2 bedrooms, a four piece bath, large rec room and TV room with wet bar and second fire place. The condominium corporation is proactively self managed and has a healthy reserve fund. Call to view this wonderful property! Open House Sunday June 28 2 pm until 4 pm. Hope to see you there.