



GRASSROOTS
REALTY GROUP

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312 Wentworth Row SW
Calgary, Alberta

MLS # A2329970



\$649,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Window Covering As-is

Welcome to this beautifully maintained 3-bedroom plus office, 3.5-bathroom townhouse in the desirable community of West Springs! Built by the original owners and kept in like-new condition, this home offers over three levels of bright, functional living space plus a fully finished basement. The entry level includes a welcoming foyer, a good-sized room that's perfect for guests or a home office, and direct access to the side by side double attached garage. The second floor features an open-concept layout with large windows that bring in plenty of natural light. The modern kitchen is equipped with quartz countertops, stainless steel appliances, gas stove, plenty of cabinet space, and a large island that flows seamlessly into the dining and living areas, perfect for everyday living and entertaining. Upstairs offers a large sized primary bedroom, including a spacious primary retreat with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. This level also features two additional bedrooms and a well-appointed guest bathroom, thoughtfully laid out for family or guests. The conveniently located upper-floor laundry adds to the home's functional and well-designed layout. The fully finished basement features a recreational area/gym/additional living space, a full bathroom, and additional storage space. Located just steps from top-rated schools, parks, playgrounds, restaurants, shopping, and everyday amenities, with quick access to Winsport, and Stoney Trail, this move-in ready home offers the perfect combination of comfort, style, and convenience in one of Calgary's most sought-after communities. Recent upgraded AC unit