



GRASSROOTS
REALTY GROUP

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124 Wentworth Row SW
Calgary, Alberta

MLS # A2335971



\$680,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,823 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Level, Low Maintenance Landscape, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to 124 Wentworth Row SW — a beautifully maintained end-unit townhouse offering over 1,800 sq ft of above-grade living space, a fantastic multi-level layout, and the extra windows and natural light that make an end unit so desirable. Designed with both everyday living and flexibility in mind, this home offers 3 bedrooms upstairs, a fourth bedroom in the developed basement, 3.5 bathrooms, a dedicated den/office, and a double attached garage. The spacious entry level immediately sets this home apart, with a generous foyer, convenient mudroom access from the garage, and a separate den that makes an ideal home office, study, or flex space. Up one level, the main living area is bright, open, and exceptionally functional. Large windows fill the space with natural light, while laminate flooring carries through the kitchen, dining, and living areas. The kitchen sits at the heart of the home, with plenty of room to gather and an easy connection to the dining area and impressively spacious living room. A 2-piece powder room and access to the balcony complete this level. Upstairs, the thoughtful layout continues with all three bedrooms and the convenience of upper-floor laundry together on one level. The generous primary bedroom offers a walk-in closet and private 5-piece ensuite, while two additional bedrooms and a full 4-piece bathroom provide plenty of space for family. The developed basement extends the versatility of the home even further, adding a fourth bedroom, another full bathroom, and additional storage — an ideal setup for guests, teenagers, extended family, or simply extra space to spread out. Central air conditioning keeps the home comfortable through the warmer months, while the double attached garage, well-planned mudroom, and abundant storage add to the everyday functionality. Bright, spacious, and exceptionally well laid out, this

well-maintained end-unit townhouse offers more than 1,800 sq ft of above-grade living space, four bedrooms, 3.5 bathrooms, a dedicated office, and the functionality of a larger home with the low-maintenance appeal of townhouse living. The location makes it even better — within walking distance of neighbourhood schools and an incredible selection of nearby shopping, restaurants, and everyday services, with Calgary’s newly completed Radio Park and the growing West District just minutes away. Enjoy 8.4 acres of green space, pathways, a playground, basketball court, outdoor amphitheatre, skating and year-round community programming, while convenient access to Stoney Trail makes getting around the city easy. All of this in the sought-after community of West Springs.