



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Wentworth Common SW
Calgary, Alberta

MLS # A2350673



\$499,500

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,411 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

WALKING DISTANCE TO WEST RIDGE SCHOOL in West Springs! This 2-storey Townhouse offers 3 Bedrooms, 2.5 Bathrooms, and 1,850 sq.ft. of total developed living space, with a back Patio that opens directly onto a quiet, beautifully treed inner courtyard. Groceries, dining, and everyday errands are just a short walk away, while the courtyard gives you a peaceful retreat at home. A Single Attached Garage plus driveway parking for a total of 2 vehicles, along with Central Air Conditioning, complete the package. Step inside and be welcomed by an open-concept Main Level with 9' ceilings, where the Living Room, Kitchen, and Dining Area flow together naturally. The Living Room is anchored by a cozy gas fireplace, with large windows bringing in natural light and views of the mature trees out back. The Kitchen features a centre island, Stainless Steel appliances, a pantry, and ample cabinetry, while the Dining Area offers direct access to the backyard. On the Upper Level, the spacious Primary Bedroom features a Walk-In Closet and a private 3pc Ensuite. Two additional Bedrooms share a 4pc Bathroom, and upper-level Laundry keeps chores close at hand. The fully finished Basement offers a large Recreation Room, providing flexible space for a media room, Home Gym, hobbies, or guests. The back Patio with gas hookup is ready for summer BBQs and steps directly onto the complex's inner courtyard Green Space, lined with mature trees, an inviting setting for morning coffee, summer evenings, and connecting with neighbours. Located in West Springs, you're within walking distance of West Ridge School and West Springs School, along with parks, playgrounds, and walking paths. Calgary Co-op and the shops of West Springs Village along 85 Street SW are only a short stroll away, with the restaurants, caf  s, and boutiques of West 85th close by, making

everyday errands easy without getting in the car. Westside Recreation Centre offers a wave pool, climbing wall, and ice rinks close to home, while nearby public transit and quick access to Bow Trail, Old Banff Coach Road, Stoney Trail, and the 69 Street C-Train Station make commuting downtown simple. WinSport's Canada Olympic Park and the Rocky Mountains are an easy drive west.