

# \$559,000 - 1006 Wentworth Villas Sw, Calgary

MLS® #A2209538

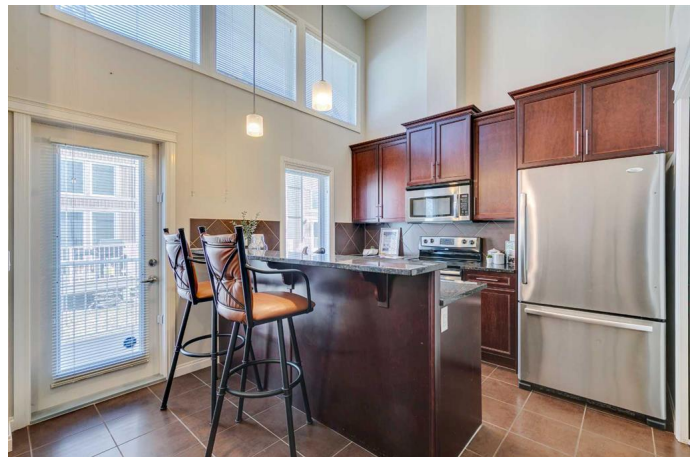
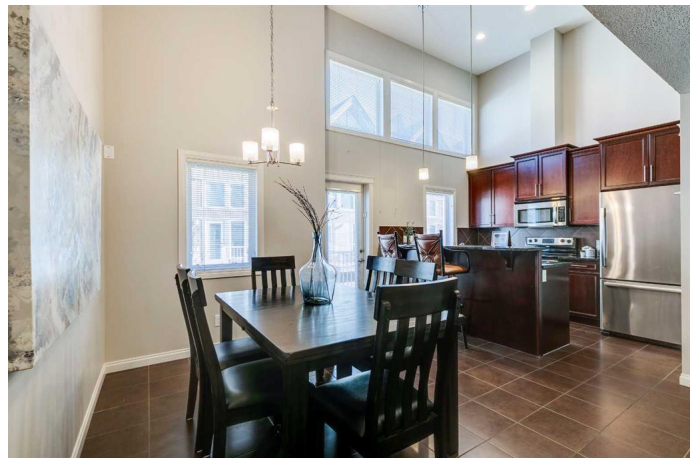
**\$559,000**

2 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

\*OPEN HOUSE: SATURDAY APRIL 26TH FROM 1-330PM.\* Best deal in the complex - pristine condition, move-in ready and quick possession available. This immaculately kept townhouse offers exceptional value in a sought-after location; the perfect property for a small family, a first time buyer or empty nester. Step inside into a welcoming foyer with a heated tile floor, leading up to a bright and airy kitchen and dining space, with soaring ceilings and natural light flooding in from the two storey windows. The efficient kitchen has granite countertops, stainless steel appliances, a pantry, and a breakfast bar for casual meals. Sleek built-in cabinets provide a stylish spot for your hosting essentials, or creating a functional office nook. Enjoy your own outdoor escape with a deck that looks out onto the green space behind the property, a lovely setting for casual entertaining or a cup of coffee. The welcoming living room features hardwood floors and overlooks the kitchen, offering an open, connected feel. On the top floor, youâ€™ll find two spacious bedrooms, each with its own private ensuite and generous walk-in closet ideal for privacy and comfort. With ample storage and space to develop, the lower level is full of opportunity. An attached single garage adds everyday convenience. This quiet complex is within walking distance to schools, shopping, restaurants, and cafesâ€”everything you need is close by. Plus, getting around the city is a breeze with easy access to the ring road from



this location. This is a home that is easy to live in and easy to love!

Built in 2010

### **Essential Information**

MLS® #	A2209538
Price	\$559,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1006 Wentworth Villas Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0K7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, On Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	None
Lot Description	Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	18
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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