

**1607 Wentworth Villas SW**  
**Calgary, Alberta**

**MLS # A2298908**



**\$579,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Pantry		

**Inclusions:** N/A

Welcome to 1607 Wentworth Villas SW, an extensively upgraded townhouse in the highly sought-after community of West Springs. Offering over 1,600 sq. ft. of usable space, two spacious primary bedrooms with private ensuites, and a long list of thoughtful 2025 renovations, this move-in-ready home stands out as one of the most updated properties in the complex. The current owner completed substantial upgrades in 2025, creating a home that blends style, comfort, and everyday functionality. Highlights include new luxury vinyl plank flooring, new carpet, brand new central air conditioning, new washer and dryer, and extensive improvements to the kitchen, ensuite bathrooms, and laundry area. Every update has been carefully selected to elevate both the finish and livability of the home. The bright open-concept main floor is ideal for entertaining and daily living, featuring a beautifully enhanced kitchen with a remodelled island, new granite countertops, new oversized sink, new tile backsplash, and added cabinetry for extra storage. Stainless steel appliances, a gas stove, and a large pantry complete this well-designed space. The cozy living room is anchored by a gas fireplace, while the renovated laundry area offers additional built-in storage rarely found in comparable units. A convenient main floor powder room completes the level. Upstairs, both generously sized primary bedrooms each feature their own private ensuite, beautifully updated in 2025 with new sinks, new tile backsplash, and new granite countertops. The addition of central air conditioning in 2025 ensures year-round comfort and keeps the home cool through Calgary's summer months. Outside, enjoy the large deck with a gas line for BBQs, perfect for relaxing or entertaining. Additional features include an unfinished basement with excellent storage and future development potential, an attached

single garage, and a wide two-car driveway. Ideally located within walking distance to West Ridge School, West Springs School, and St. Joan of Arc School, as well as parks, restaurants, pubs, grocery stores, fitness studios, and boutique shopping, this is an exceptional opportunity to own a heavily upgraded townhouse in one of Calgary's most desirable communities. With its impressive 2025 renovation package and clear pride of ownership throughout, this home offers a level of finish and functionality that truly sets it apart. Call your favourite REALTOR® today to book a private showing.