

**83 Wentworth Common SW**  
**Calgary, Alberta**

**MLS # A2307099**



**\$500,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Mini Fridge in Basement

Tucked into a quiet inner courtyard and backing onto green space, this bright and well-maintained 3-bedroom home offers an ideal blend of comfort, function, and location. With a peaceful setting, this home offers a thoughtful balance of everyday practicality and a sense of retreat, designed to support comfortable modern living. Step inside to an open and inviting main floor, where a cozy stacked stone gas fireplace anchors the living space and creates a warm focal point for relaxing evenings. Large windows bring in natural light, enhancing the airy feel throughout. The kitchen is both functional and welcoming, featuring warm maple cabinetry, a central island for prep and gathering, and a spacious eating nook that easily accommodates family meals or casual entertaining. Upstairs, you’ll appreciate the thoughtful layout designed for convenience and privacy (upstairs carpet replaced in 2022). The laundry area is ideally located on this level, complete with a washer and dryer replaced just two years ago and additional storage nearby. The primary bedroom serves as a comfortable retreat with its walk-in closet and private ensuite. Two additional bedrooms are positioned at the back of the home, each offering great natural light and pleasant views overlooking the inner courtyard green space. The fully finished basement adds valuable versatility, featuring new carpet (2024), a large recreation area, and a wet bar, perfect for movie nights, entertaining, or extended living space. Built-in storage and a Murphy bed provide added functionality for guests, while the furnace and water heater, both replaced last year, offer peace of mind for years to come. Completing the home is a single attached garage keeping your vehicle warm and protected through the winter months along with a central vacuum system that has never been used. Ideally located close to shopping, public transit,

schools, and the Westside Rec Centre, this home delivers both convenience and lifestyle in a quiet, well-connected community.