

1511 Wentworth Villas SW
Calgary, Alberta

MLS # A2310402



\$545,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,665 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

LOCATION ALERT!! Steps to Calgary Co-op, Shoppers, No Frills and Fergus & Bix for a beer, or Starbucks for your morning java…. And for the kids… a 5 min walk to West Springs Elementary and Westridge Junior high, the soccer pitch and playgrounds… PLUS the ever-expanding list of shops and services along West 85th – FANTASTIC! This end unit offers a generous 1665 sq ft of living space, a WARM & BRIGHT west exposure and is situated on the highly desirable Wentworth side of 85th. The most endearing feature here is the soaring ceiling in the living area, a striking light fixture and a wall of windows facing west, bathing the home in the warmth of the sun.. with access to the deck… warm evenings will be spent here. Continuing up you arrive at the dining space and open kitchen area… an elegant space for family dinners or to hose your guests, with access to a balcony allowing for a warm summer breeze to fill the space. The kitchen enjoys a volume of counter space, granite counters and s/s appliances…. Open to the dining space and ovetop of the living room. Upstairs the sleeping quarters… the primary suite enjoys a 5pc en suite with a double vanity in granite. The two additional beds are well-sized and share a full 4pc bath, also with granite counters. This home offers a volume of storage space in the lower level, a space which could easily accommodate a hobby room or home fitness set-up… plus an attached garage! This home enjoys an exceptional location in West Springs/Wentworth and is available for immediate possession.