

402 Wentworth Villas SW
Calgary, Alberta

MLS # A2310756



\$578,888

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,663 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: NA

Welcome to this beautifully maintained, move-in ready END-UNIT townhome, perfectly positioned in the highly sought-after community of West Springs and complete with an INSULATED ATTACHED GARAGE. Bathed in natural light from its exceptional West and South exposure, this home offers a bright, uplifting atmosphere from the moment you step inside. The living room is a true showpiece, featuring soaring ceilings, a full wall of windows stretching to the ceiling, and an airy, open connection to the upper level. A patio door leads to the private deck equipped with a BBQ gas line, creating an ideal indoor–outdoor flow. Overlooking the living room, the lofted kitchen enhances the sense of openness while providing a stylish and functional culinary space. Complete with granite countertops, stainless steel appliances, generous cabinetry, and a peninsula-style breakfast bar, it’s designed for both everyday living and effortless entertaining. This sun-filled level also hosts a spacious dining area with access to a second balcony—perfect for morning coffee—and a convenient powder room with in-suite laundry. The upper level offers a well-appointed 4-piece bathroom and three bright, comfortable bedrooms, including the inviting primary suite with a large walk-in closet and its own private 4-piece ensuite. Additional storage is abundant in the finished basement, ensuring everything has its place. All of this comes with an unbeatable West Springs location, within walking distance to top-rated schools, numerous parks, and the vibrant amenities of West 85th and West Springs Village—featuring boutique shops, restaurants, cafés, and essential services. A rare opportunity to own a light-filled, thoughtfully designed home in one of Calgary’s most desirable communities.