

309 Wentworth Row SW
Calgary, Alberta

MLS # A2311065



\$619,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,809 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Steps to everyday conveniences! Beautifully upgraded townhouse in the desirable community of West Springs, offering 3 Bedrooms, 2.5 Bathrooms, 1,809 sq ft of thoughtfully designed living space. Featuring fully upgraded Luxury Vinyl Plank flooring throughout all level, 9-ft ceilings on both the 2nd and 3rd levels and a newly installed Furnace (2024). Located just steps from Wentworth Village shops, restaurants, cafes, and groceries, this stylish home offers exceptional comfort and convenience in one of SW Calgary's most sought-after communities. Step inside to the 1st level, where you are welcomed by a bright South-facing Office with a large window, creating an ideal setup for working from home, studying, or flexible everyday use. The Double Attached Garage is also conveniently located on this level and offers additional storage space. Heading up to the 2nd level, the bright open-concept layout showcases 9-ft ceilings, recessed lighting, large South-facing windows, and excellent natural light throughout. The spacious Living Room offers an inviting setting for everyday living and entertaining, while the open layout creates an even greater sense of space and functionality. The well-sized Dining Room is filled with natural sunlight and comfortably accommodates family meals or gatherings with friends. At the heart of the home is the beautifully appointed gourmet Kitchen, thoughtfully designed for both style and practicality. Featuring quartz countertops, a center island with seating, full-height cabinetry, tile backsplash, and a premium stainless steel KitchenAid appliance package including built-in Oven and Microwave, gas cooktop, Refrigerator, Dishwasher, and chimney Hood Fan, this Kitchen is ready for everyday cooking or entertaining guests. A door provides access to the private Balcony with gas hookup for BBQ setup and outdoor

enjoyment. A conveniently located 2-piece Bathroom completes this level. On the 3rd level, the spacious Primary Bedroom features a walk-in closet with custom built-in organizers and a beautifully finished 5-piece Ensuite complete with quartz countertops, double vanity, soaker tub, tiled flooring, and a separate glass shower. Two additional Bedrooms are both generously sized and equipped with closet organizers. Convenient Upper Laundry and an additional 4-piece Bathroom with matching quartz finishings complete this level. Enjoy the beautifully maintained courtyard-style setting within the complex, offering landscaped walkways and a welcoming community atmosphere. This prime West Springs location is close to parks, playgrounds, walking paths, restaurants, cafés, fitness centres, and excellent nearby schools including West Springs School, West Ridge School, and St. Joan of Arc School. Quick access to Bow Trail, Stoney Trail, and downtown Calgary makes commuting easy. An excellent opportunity to own a stylish and functional upgraded townhouse in one of Calgary’s most desirable family-friendly SW communities. Book your private showing today.