

**2301 Wentworth Villas SW**  
**Calgary, Alberta**

**MLS # A2313514**



**\$575,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Level, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	Full	<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>	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Electric fireplace in the basement

Welcome to 2301 Wentworth Villas SW. Nestled in the highly sought-after community of West Springs, this beautifully maintained Unique end-unit townhouse offers the perfect blend of comfort, privacy, and convenience. Backing onto peaceful green space with mature trees, the home enjoys exceptional privacy along with a bright south-facing living room and primary bedroom that are filled with natural warmth and sunlight throughout the day. Featuring 3 bedrooms, 2.5 bathrooms, soaring high ceilings, granite countertops, upper-floor laundry, and a fully developed basement complete with a cozy Napoleon electric fireplace and ample storage space, this home is thoughtfully designed for everyday living. The open-concept layout extends to a spacious balcony with a natural gas BBQ line, perfect for relaxing or entertaining outdoors. Pride of original ownership is evident throughout, with the property being exceptionally well maintained and a pre-listing inspection already completed for added peace of mind. Additional highlights include a single attached garage plus two parking pads for a total of 3 parking spaces. Ideally situated on the desirable Wentworth side of the community, this home is just steps from top-rated schools including West Springs School, Westridge Junior High School, and St. Joan of Arc School, as well as parks, playgrounds, soccer fields, grocery stores, restaurants, fitness studios, and the ever-expanding shops and services of West 85th. With quick access to public transit, the LRT, downtown Calgary, and major west-side routes, this is an exceptional opportunity to own in one of Calgary's most desirable west-side communities.