

\$569,900 - 1008 Wentworth Villas Sw, Calgary

MLS® #A2155452

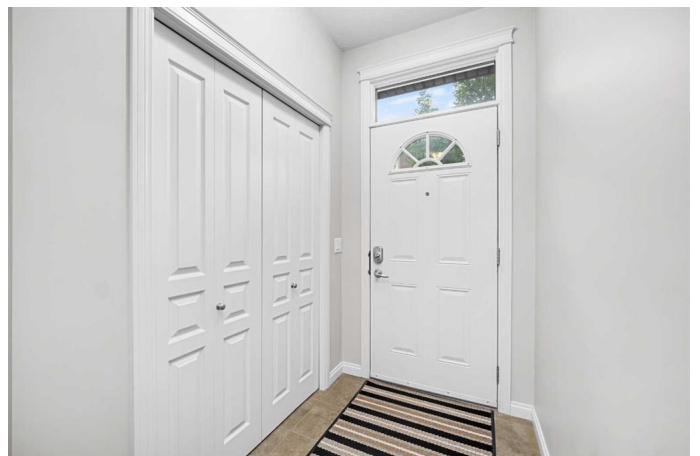
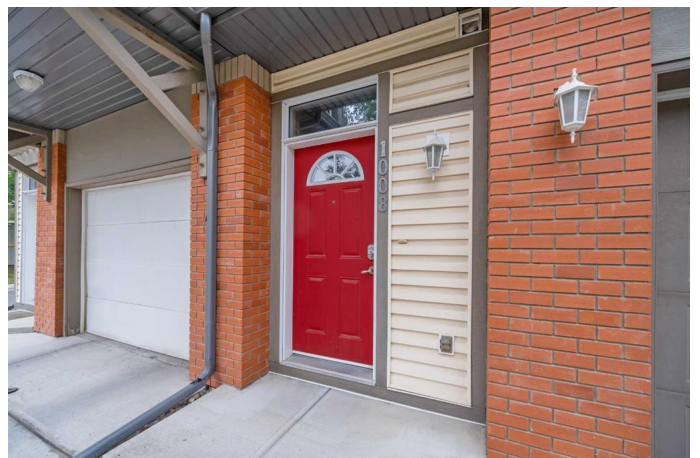
\$569,900

2 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.03 Acres

West Springs, Calgary, Alberta

Immaculate townhouse with a convenient dual master floor plan and a designer style in the affluent neighbourhood of Wentworth! Park your vehicle safely out of the elements in the insulated and drywalled single attached garage and proceed into the entrance level with heated tiles and storage for jackets and shoes. Soaring 14'™ ceilings add to the grandeur of the main floor with extra windows that stream in natural light. The open concept kitchen and dining room offer amazing connectivity and ample space to gather and entertain. Culinary creativity is inspired in the beautiful kitchen featuring granite countertops, a gas stove, stainless steel appliances, undercabinet lighting, a pantry for extra storage and a raised breakfast bar for casual meals. A handy built-in tech desk is great for catching up on emails or use as a dry bar making hosting a breeze. The lofted living room overlooks the main level and is a relaxing space boasting gleaming hardwood floors, bayed windows and a gas fireplace adding to the inviting atmosphere. Conveniently completing this level is a powder room with a separate laundry area. 2 sets of stairs have solid hardwood treads, a very expensive upgrade! Dual primary bedrooms grace the upper level both with luxurious ensuites and large walk-in closets. The Murphy bed is negotiable if you're looking for a multi-use space for work as well as guests. Extra storage under the stairs, a brand new hot water tank, central air conditioning



and a built-in central vacuum system further add to your comfort and convenience. Enjoy the warm weather on your private deck a gas line for carefree summer barbeques and steps that lead down to the green belt. Additional parking for 2 more vehicles on the extra wide driveway or in one of the visitor stalls within this charming complex. Wonderfully located within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension. This home has it all!

Built in 2010

Essential Information

MLS® #	A2155452
Price	\$569,900
Sold Price	\$560,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	1008 Wentworth Villas Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0K7

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Insulated, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 14th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.