

# \$559,000 - 1006 Wentworth Villas Sw, Calgary

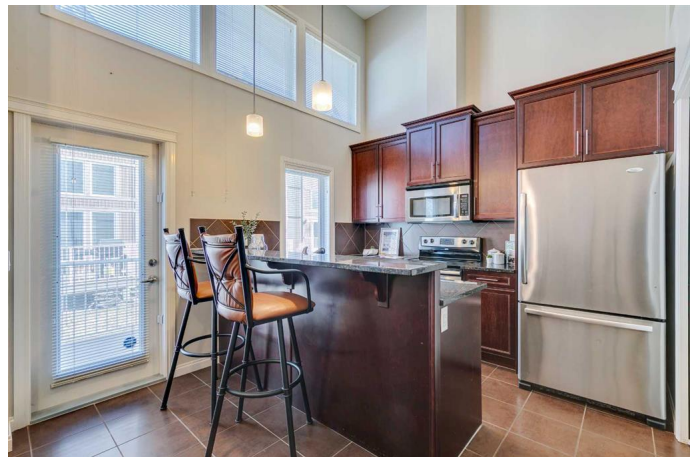
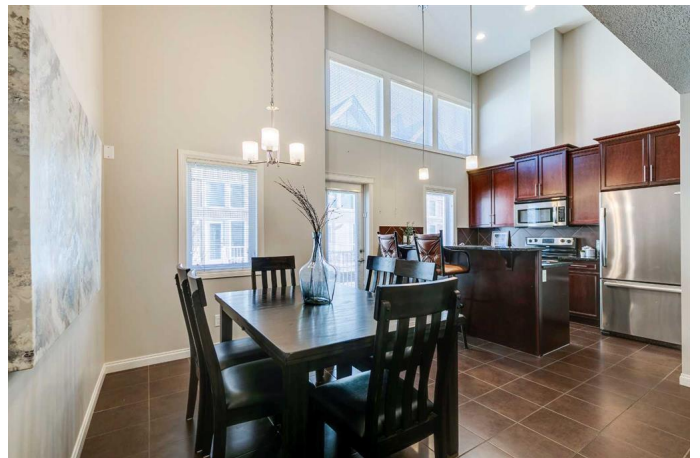
MLS® #A2209538

**\$559,000**

2 Bedroom, 3.00 Bathroom, 1,619 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Best deal in the complex - pristine condition, move-in ready and quick possession available. This immaculately kept townhouse offers exceptional value in a sought-after location; the perfect property for a small family, a first time buyer or empty nester. Step inside into a welcoming foyer with a heated tile floor, leading up to a bright and airy kitchen and dining space, with soaring ceilings and natural light flooding in from the two storey windows. The efficient kitchen has granite countertops, stainless steel appliances, a pantry, and a breakfast bar for casual meals. Sleek built-in cabinets provide a stylish spot for your hosting essentials, or creating a functional office nook. Enjoy your own outdoor escape with a deck that looks out onto the green space behind the property, a lovely setting for casual entertaining or a cup of coffee. The welcoming living room features hardwood floors and overlooks the kitchen, offering an open, connected feel. On the top floor, you'll find two spacious bedrooms, each with its own private ensuite and generous walk-in closet ideal for privacy and comfort. With ample storage and space to develop, the lower level is full of opportunity. An attached single garage adds everyday convenience. This quiet complex is within walking distance to schools, shopping, restaurants, and cafes—everything you need is close by. Plus, getting around the city is a breeze with easy access to the ring road from this location. This is a home that is easy to live in and easy to love!



Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209538      |
| Price          | \$559,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,619         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1006 Wentworth Villas Sw |
| Subdivision | West Springs             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0K7                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 2  |
| Parking        | Driveway, Front Drive, Single Garage Attached, Garage Faces Front, On Street |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings          |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |

|              |                     |
|--------------|---------------------|
| Has Basement | Yes                 |
| Basement     | Partial, Unfinished |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Paved, Rectangular Lot   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | DC               |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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