

**314 Wentworth Row SW
Calgary, Alberta**

MLS # A2214548



\$669,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,817 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

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

Inclusions:	Portable wooden bar
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**** OPEN HOUSE:** Friday, May 02 4:30-6:30pm, Saturday and Sunday, May 03-04 3:00-5:00pm ****** Welcome to this stunning, air-conditioned 3-bedroom, 2.5-bathroom condo — pride of ownership shines through from the original owners. Ideally located near shopping, schools, playgrounds, and the Winsport Canada Olympic Park with easy access to Stoney Trail, this home offers both convenience and style. On the entry level, you’ll find a spacious foyer, a bright den area, and direct access to the double attached garage. The main level boasts an open-concept layout with large windows that flood the space with natural light. The chef-inspired kitchen features top-of-the-line stainless steel appliances, a gas range, quartz countertops, and ample cabinetry. The adjacent dining and living areas are perfect for entertaining, and a bar area with a portable wooden bar adds a unique touch. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring a dual floating vanity, quartz counters, a soaker tub, and a walk-in closet. Laundry is conveniently located on the upper level as well. An unfinished basement provides plenty of room for storage or future development. Don’t miss the opportunity to own this exceptional home in a sought-after community!