

**1006 Wentworth Villas SW
Calgary, Alberta**
MLS # A2209538


\$559,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, On Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Paved, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

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!