



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1607 WENTWORTH Villas, Calgary T3H 0K7**

MLS®#: **A2165191**

Area: **West Springs**

Listing Date: **09/12/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area  
Abv Sqft: **1,592**  
Low Sqft:  
Ttl Sqft: **1,592**

DOM

**7**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **1,500 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace Insert,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,Open Floorplan,Pantry,Smart Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 8`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 12`11"</b>	<b>Foyer</b>	<b>Lower</b>	<b>14`1" x 6`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 5`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`6" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`8" x 12`2"</b>	<b>Bedroom</b>	<b>Third</b>	<b>13`7" x 11`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`8"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`0" x 4`10"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$387**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1013250**

Remarks

Pub Rmks: **Nestled in the highly sought-after community of West Springs, this beautifully upgraded townhouse offers the perfect blend of comfort, convenience, and modern elegance. Boasting dual primary bedrooms, each with its own ensuite bathroom, this home is ideal for those seeking privacy and luxurious living. The main floor welcomes you with an open-concept layout featuring a spacious living room, gorgeous hardwood flooring, and a cozy gas fireplace. The gourmet kitchen is ideal for cooking enthusiasts, showcasing granite countertops, stainless steel appliances, a gas stove, and a raised breakfast bar for casual dining. Enjoy outdoor entertaining on the large deck, complete with a gas line for summer barbecues. Additional upgrades include heated tile floors in the entryway, plush carpet with soft underlay, and plenty of natural light throughout. A main floor powder room with a convenient laundry area adds to the home's functionality. The unfinished basement provides ample storage space and room for potential development, while the attached single-car garage and wide driveway offer parking for up to three vehicles. Located in a vibrant neighborhood, you're within walking distance to top-rated schools, parks, and a wide range of amenities, including restaurants, pubs, grocery stores, fitness centers, and boutiques, making it a perfect fit for those who value both convenience and community. With its stunning finishes, thoughtful layout, and prime location, this townhouse is truly a must-see. Schedule your private showing today!**

Inclusions: **Dining Table & Chairs**  
Property Listed By: **MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







