



THE
A-TEAM

**RE/MAX
FIRST**

1006 WENTWORTH Villas, Calgary T3H 0K6

MLS®#: **A2165231** 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**
Lot Information
 Lot Sz Ar: **1,517 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,587**
 Low Sqft:
 Ttl Sqft: **1,587**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Oven,Refrigerator**
 Int Feat: **Breakfast Bar,High Ceilings,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`3" x 8`3"	Dining Room	Main	11`11" x 10`11"
Living Room	Main	21`1" x 12`11"	Foyer	Lower	13`9" x 6`11"
Laundry	Upper	6`0" x 5`5"	Storage	Basement	18`6" x 12`4"
Bedroom - Primary	Third	13`7" x 12`0"	Bedroom	Third	13`7" x 11`9"
2pc Bathroom	Upper	6`0" x 4`8"	4pc Ensuite bath	Third	8`1" x 4`11"
4pc Ensuite bath	Third	8`1" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1013250**

Remarks

Pub Rmks: **Located in the desirable neighborhood of West Springs, this exceptionally well-maintained 2 bed, 2.5 bath home has just over 1,587 sq ft of beautiful living space. As you enter, be greeted by the warm heated floors in the foyer, incredibly high ceilings, and a multitude of windows that flood the home with natural light. The kitchen holds all the essentials with stainless steel appliances, tons of cabinetry, and a comfortable breakfast bar. The dining area is perfect for family dinners and has a walk-out deck where you can enjoy your morning coffee. The living room offers tons of seating space and acts as a great place for entertaining guests. As you head to the upper levels, you will find the spacious and bright master bedroom with a 4 piece ensuite, a second bedroom (also with a 4 piece ensuite), a laundry room, and a half bath. The unfinished basement awaits your creative ideas and offers an opportunity to customize this home to meet your needs. This home is located within walking distance from schools, shopping, parks, playgrounds and transit. This is one property you don't want to miss out on!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









