



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 WENTWORTH Gardens, Calgary T3H 4L7**

MLS® #: **A2165564**      Area: **West Springs**      Listing Date: **09/16/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **3,993 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Concrete Driveway, Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,259**  
 Low Sqft:  
 Ttl Sqft: **1,259**

DOM

**3**  
Layout  
 Beds: **2 (1 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Barbecue, Other**  
 Construction: **Aluminum Siding, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate, Linoleum, Wood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`3" x 10`6"	Dining Room	Main	10`2" x 8`8"
Living Room	Main	14`2" x 11`10"	Storage	Main	9`11" x 5`11"
Family Room	Main	13`5" x 11`3"	Bedroom - Primary	Main	13`5" x 11`3"
Laundry	Main	8`6" x 5`8"	Kitchen	Main	13`11" x 10`5"
Family Room	Lower	23`10" x 12`8"	Great Room	Lower	15`4" x 11`2"
Bedroom	Lower	13`6" x 11`9"	5pc Ensuite bath	Main	
2pc Bathroom	Main		3pc Bathroom	Lower	

Condo Fee:  
**\$496**

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

Zoning:  
**R-2**

Legal Desc: **0110790**

Remarks

Pub Rmks: **((( Open House Sunday, September 22nd 2-4:30 PM))))Rare Find in VILLAS AT SPRINGSIDE--""""NO AGE RESTRICTION"""" GREAT LOCATION (cul-de-sac), DEVELOPED BASEMENT!!! 2 BEDROOMS PLUS DEN, AND 2.5 BATHROOMS. Home by Beattie. All outdoor maintenance is taken care of/included year round. A variety of restaurants, grocers and shops only minutes away by foot. Located only steps away from a green paths and neighbourhood park, this home offers an open concept with spacious kitchen, family room with a gas fireplace, a den, Master on the main floor with an en-suite with 2 sinks and a Jacuzzi tub. Conveniently, the laundry room is also located on the main floor. Fully developed basement with another bedroom AND washroom , family room with a Vermont gas stove, lots of storage space and brand new hot water tank. The back yard is serene with a gas BBQ and plenty of room for running around or just to relax. Double attached garage, attached patio deck. Near Parks, schools, shopping, transit. Great place to live.**

Inclusions: **NA**  
Property Listed By: **TREC The Real Estate Company**

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

















