



THE
A-TEAM

**RE/MAX
FIRST**

417 WENTWORTH Row, Calgary T3H1W7

MLS®#: **A2187991** Area: **West Springs** Listing Date: **01/16/25** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,816**
 Low Sqft:
 Ttl Sqft: **1,816**

Access:
 Lot Feat: **Back Lane,City Lot,Garden,Landscaped,Level,Views**
 Park Feat: **Double Garage Attached**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,See Remarks,Stone**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Garden,Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,No Smoking Home,Quartz Counters,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 14`5"	Kitchen	Main	12`4" x 14`2"
Dining Room	Main	11`0" x 8`10"	Balcony	Main	9`7" x 5`11"
2pc Bathroom	Main	4`11" x 5`0"	Bedroom - Primary	Second	12`5" x 12`11"
Bedroom	Second	9`6" x 10`2"	Bedroom	Second	8`11" x 10`5"
5pc Ensuite bath	Second	8`6" x 8`1"	4pc Bathroom	Second	8`1" x 4`11"
Laundry	Second	3`3" x 3`3"	Office	Lower	11`1" x 8`11"
Foyer	Lower	12`4" x 10`5"	Porch - Enclosed	Lower	10`1" x 8`2"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**12`11" x 8`2"
12`3" x 16`0"**

3pc Bathroom

Basement

7`3" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$331

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1810131**

Remarks

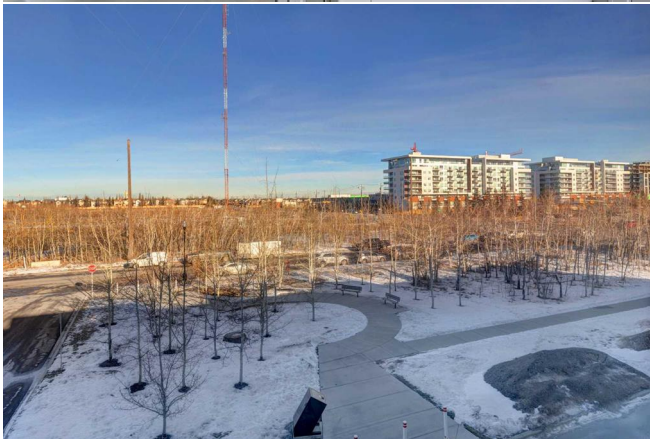
Pub Rmks: **This beautifully designed and meticulously maintained 4-bedroom, 3.5-bath executive townhome with a double attached garage is nestled in the vibrant and modern elegance of Wentworth Pointe. Perfectly located in the sought-after West Springs community, this three-story townhome seamlessly blends style and functionality, all within a centrally air-conditioned space. Key features include a double attached garage equipped with EV charging, a versatile entry-level den or office, and 9-foot ceilings adorned with gleaming wood floors on the main level. The chef-inspired kitchen boasts raised cabinetry, stainless steel appliances, quartz countertops, and a stylish island with a flush eating bar-ideal for casual dining or entertaining. The dining area flows into the spacious living room, which opens to a large balcony complete with a gas line for BBQs, offering a perfect spot for hosting or relaxing. Upstairs, the primary bedroom impresses with a walk-in closet and a spa-like 5-piece ensuite. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the second level. The fully developed basement offers a flexible space for a fourth bedroom or guest suite, complete with its own 3-piece bathroom. Situated in a peaceful neighborhood surrounded by lush greenery, this home offers breathtaking views and is steps away from trendy shops, cafes, and restaurants. With easy access to downtown Calgary, Stoney Trail, and Bow Trail, this property presents an incredible opportunity to enjoy the best of urban living in a serene setting.**

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Central)**

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





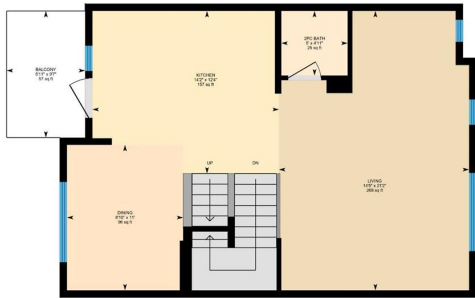






417 Wentworth Row SW, Calgary, AB

Main Floor Exterior Area 679.05 sq ft
Interior Area 622.77 sq ft



0 3 6 ft PREPARED: 2020/1/16

White regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

417 Wentworth Row SW, Calgary, AB

2nd Floor Exterior Area 716.40 sq ft
Interior Area 650.89 sq ft



0 3 6 ft PREPARED: 2020/1/16

White regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

417 Wentworth Row SW, Calgary, AB

Lower Level Exterior Area 420.25 sq ft
Interior Area 364.89 sq ft
Excluded Area 340.64 sq ft



0 3 6 ft PREPARED: 2020/1/16

White regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

417 Wentworth Row SW, Calgary, AB

Basement (Below Grade) Exterior Area 418.49 sq ft
Interior Area 331.50 sq ft



0 3 6 ft PREPARED: 2020/1/16

White regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.