



THE
A-TEAM

**RE/MAX
FIRST**

2101 WENTWORTH Villas, Calgary T3H 0K8

MLS®#: **A2190099** Area: **West Springs** Listing Date: **01/28/25** List Price: **\$599,000**
 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: **3,250 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,578**
 Low Sqft:
 Ttl Sqft: **1,578**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`10" x 15`9"	Living Room	Second	19`4" x 14`1"
Kitchen	Third	12`0" x 9`4"	Dining Room	Third	12`10" x 11`11"
Laundry	Third	5`11" x 5`4"	2pc Bathroom	Third	5`11" x 4`8"
Bedroom - Primary	Level 4	12`1" x 14`10"	Bedroom	Level 4	9`5" x 15`6"
Bedroom	Level 4	9`6" x 11`0"	4pc Ensuite bath	Level 4	7`10" x 4`11"
4pc Bathroom	Level 4	8`2" x 5`9"			

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1013250**

Remarks

Pub Rmks: **OPEN HOUSE Sat Feb 1st, 1-3pm...Welcome to this beautifully designed end-unit townhome in the sought-after community of West Springs, Calgary! From the moment you step inside, you are greeted by a welcoming foyer that sets the tone for this charming and functional home. Head upstairs to the living room, where you'll be impressed by the soaring vaulted ceilings and stunning hardwood floors that create a bright and airy space. Step out onto the deck, perfect for enjoying your morning coffee or evening gatherings. The next level features a well-appointed kitchen complete with granite countertops, stainless steel appliances, a breakfast bar, and a spacious dining room—ideal for both everyday meals and hosting guests. The 2 piece bath and adjoining laundry room complete this level. The upper floor is dedicated to rest and relaxation, featuring the primary suite with a walk-in closet and a luxurious 4-piece ensuite. This level also includes two additional bedrooms and an additional 4-piece bathroom, offering ample space for family or guests. The unfinished basement provides an opportunity to create your dream space, whether it's a home office, gym, or recreation room. The home also boasts a single-car garage and a private driveway, ensuring parking convenience. Located in the vibrant West Springs community, this home offers access to incredible amenities, including shopping, top-rated schools, parks, and pathways. You will love the convenience of nearby dining options and quick access to downtown Calgary and the mountains. Don't miss out on this incredible opportunity to own a stylish and spacious home in West Springs! Contact us today to book your private showing.**

Inclusions: **TV Wall Mount**
Property Listed By: **RE/MAX Realty Professionals**

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







