



GRASSROOTS
REALTY GROUP

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120 Wentworth Row SW
Calgary, Alberta

MLS # A2244265



\$655,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,825 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street View		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cement Fiber Board, Stone, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 331

LLD: -

Zoning: M-G

Utilities: -

Inclusions: N/A

This beautifully designed 4-bedroom, 3.5-bath executive townhome with a double attached garage is located in the desirable community of West Springs. Blending modern elegance with functional design, this three-story home offers an open layout and central air conditioning for year-round comfort. The main living levels features 9-ft ceilings and a bright and welcoming space. The chef-inspired kitchen boasts raised cabinetry, stainless steel appliances, quartz countertops, and a stylish island with a flush eating bar, perfect for casual dining or entertaining. The dining area flows seamlessly into the spacious living room, which opens onto a balcony complete with a gas line for BBQs—ideal for relaxing or hosting guests. Upstairs, the primary bedroom impresses with a walk-in closet and spa-like 5-pcs ensuite with dual sinks and a soaker tub. Two additional bedrooms, a 4-pcs bathroom, and the laundry room complete this floor. The fully developed basement adds a 4th bedroom and 3-piece bath, perfect for guests or a home office. Ideally located steps from trendy shops, cafes, and restaurants, this home combines style, comfort, and convenience in one of Calgary's most vibrant West communities.