



GRASSROOTS
REALTY GROUP

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405 Wentworth Row SW
Calgary, Alberta

MLS # A2284832



\$629,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,803 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		
Inclusions:	n/a		

Welcome to this stunning, like new 4-bedroom, 3.5-bathroom condo townhouse — pride of ownership shines through from the original owners. Ideally located in the highly sought-after West Springs, this executive home offers both convenience and style near shopping, schools, playgrounds, the Winsport Canada Olympic Park, and the easy access to Stoney Trail. On the entry level, you’ll find a spacious foyer, a bright bedroom, and direct access to the double attached garage. The main level boasts an open-concept layout with large windows that flood the space with natural light. The chef-inspired kitchen features stainless steel appliances, a gas cooktop, built-in oven and microwave, quartz countertops, and ample cabinetry. The adjacent dining and living areas with a serene scenery are perfect for entertaining. Upstairs, you’ll find a Double Master configuration, including 1 luxurious primary suite with a 5-piece ensuite featuring a dual floating vanity, quartz counters, a soaker tub, a separate shower and a walk-in closet. Laundry is conveniently located on the upper level as well. A Fully Finished basement with high ceiling provides a fourth bedroom, 1 bathroom and more storage. This is a family friendly site a block from greenspaces, restaurants and shops for all your daily needs, and expanding commercial spaces. Don’t miss the opportunity to own this exceptional home in one of Calgary’s premier neighborhoods!