



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1902 Wentworth Villas SW
Calgary, Alberta

MLS # A2294644



\$575,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,589 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: NA

Situated in the highly desirable community of West Springs, this end-unit townhouse in the west phase of Ginger Park offers an ideal combination of space, natural light, and privacy. With 3 bedrooms and 2.5 bathrooms, the home is thoughtfully designed for comfortable everyday living. The main living area is highlighted by soaring 18-foot ceilings and oversized windows that fill the space with natural light. Direct access to the deck, complete with stairs leading down, creates a seamless connection to the green space with mature trees, and a peaceful and private setting. The kitchen is well equipped with stainless steel appliances, granite countertops, a raised eating bar, and a dedicated dining area that works perfectly for both daily living and entertaining. This level also includes a conveniently located laundry room and a 2-piece bathroom. Upstairs, the spacious primary bedroom features a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom offer plenty of room for family, guests, or a home office. Ideally located within walking distance to restaurants, grocery stores, fitness facilities, banks, parks, schools, and public transit, this home also offers quick access to the LRT and an easy commute to downtown Calgary.