



**19 Wentworth Gardens SW  
Calgary, Alberta**

**MLS # A2302321**



**\$674,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Impeccably maintained villa in The Villas of Springside. This home features open concept living, air conditioning, newer appliances, primary bedroom with 4 pc ensuite including jetted tub, office/den on the main floor, as well as laundry and a 2 piece powder room. The fully finished basement has a family room with a gas fireplace, large recreation room, 2 more bedrooms and another 4 piece bathroom. It come with a double attached garage. This is a great complex close to all amenities.