

402 Wentworth Villas SW Calgary, Alberta

MLS # A2310756



\$578,888

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|------------------|------------------------|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,663 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|---------------------------------|-------------------|-----------------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 387 |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings | | |

Inclusions: NA

Welcome to this beautifully maintained, move-in ready END-UNIT townhome, perfectly positioned in the highly sought-after community of West Springs and complete with an INSULATED ATTACHED GARAGE. Bathed in natural light from its exceptional West and South exposure, this home offers a bright, uplifting atmosphere from the moment you step inside. The living room is a true showpiece, featuring soaring ceilings, a full wall of windows stretching to the ceiling, and an airy, open connection to the upper level. A patio door leads to the private deck equipped with a BBQ gas line, creating an ideal indoor–outdoor flow. Overlooking the living room, the lofted kitchen enhances the sense of openness while providing a stylish and functional culinary space. Complete with granite countertops, stainless steel appliances, generous cabinetry, and a peninsula-style breakfast bar, it’s designed for both everyday living and effortless entertaining. This sun-filled level also hosts a spacious dining area with access to a second balcony—perfect for morning coffee—and a convenient powder room with in-suite laundry. The upper level offers a well-appointed 4-piece bathroom and three bright, comfortable bedrooms, including the inviting primary suite with a large walk-in closet and its own private 4-piece ensuite. Additional storage is abundant in the finished basement, ensuring everything has its place. All of this comes with an unbeatable West Springs location, within walking distance to top-rated schools, numerous parks, and the vibrant amenities of West 85th and West Springs Village—featuring boutique shops, restaurants, cafés, and essential services. A rare opportunity to own a light-filled, thoughtfully designed home in one of Calgary’s most desirable communities.