

# \$664,900 - 209 Wentworth Row Sw, Calgary

MLS® #A2237720

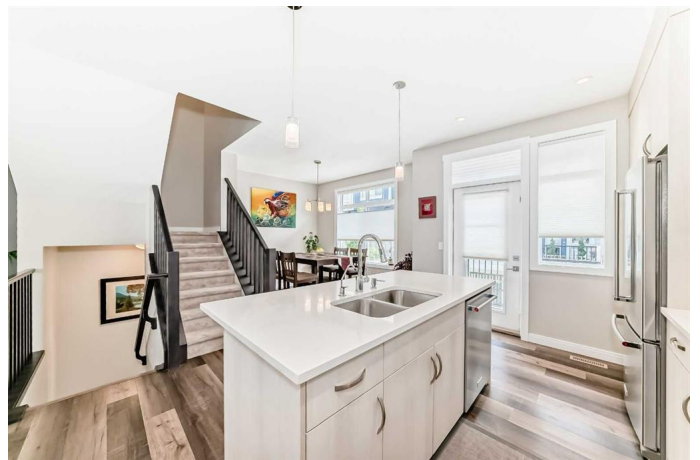
**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,817 sqft  
Residential on 0.03 Acres

West Springs, Calgary, Alberta

Open House on Sunday July 20 2025 from 1 to 4pm. Priced to Sell. While you are touring your new home, enjoy some chocolate chip or oatmeal raisin cookies.

"UNIT IS LOCATED INSIDE THE COMPLEX AWAY FROM NOISY MAIN ROADS. OVER \$18,000 WORTH OF UPGRADES INCLUDING APPLIANCES, WINDOW COVERINGS, WATER FILTRATION AND SOFTENING, AND FULLY FINISHED GARAGE". Welcome to this immaculate townhouse located in West Springs, one of the most desirable neighborhoods in the city! Upon entering, you will notice the pristine condition of the unit, spacious office and foyer with 9' ceilings, and elegant stained stair railings. On the main floor, you will also see 9' ceilings along with the fabulous open concept that will take your breath away and plenty of natural light that helps highlight the beautiful gourmet kitchen with quartz countertops, a big island, and ample living and dining rooms. On the upper level, you will discover two very spacious bedrooms, the laundry room, a full bathroom and the main retreat for the owners. The primary suite has a spacious bathroom featuring quartz countertops with his and hers vanities, a shower, and a bathtub for relaxation. This suite also offers a walk-in closet and all three bedrooms have beautiful modern blinds with blackout option. The property has been under the same ownership since its construction and features all



upgraded appliances (Energy Star). Also includes reverse osmosis filtration equipment, water softener, fully finished garage with epoxy floor and 220V outlet for electric vehicle chargers, ethernet connection in office and one of the bedrooms, and a bidet in the master bathroom. The unfinished 399 sq-ft basement is a blank canvas for your imagination to transform. The complex is pet friendly (board approval required) and is surrounded by schools, parks, shopping malls, walking and cycling paths. It has easy access to Stoney Trail. Do not miss the opportunity to check this beautiful and exceptionally well-maintained property, and make it your forever home!

Built in 2019

### **Essential Information**

MLS® #	A2237720
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,817
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	209 Wentworth Row Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1Y1

## Amenities

Amenities	Community Gardens, Visitor Parking
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Electric Water Heater, Gas Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	9
Zoning	M-G

## Listing Details

Listing Office	Royal LePage Benchmark
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