

\$679,800 - 307 Wentworth Row Sw, Calgary

MLS® #A2223220

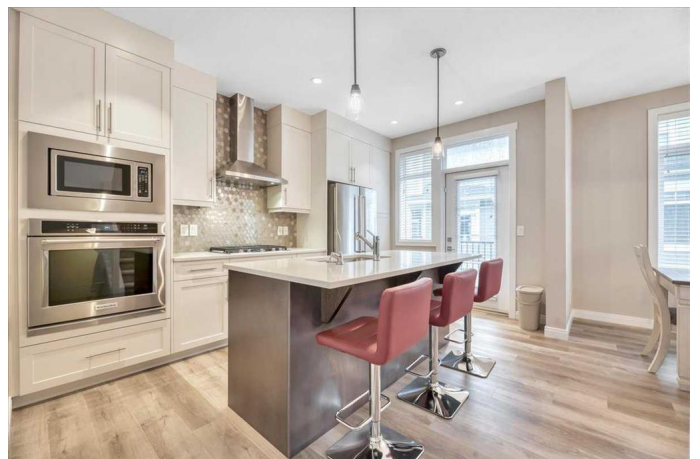
\$679,800

3 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.03 Acres

West Springs, Calgary, Alberta

This is a must see! Like New townhouse big enough for a family or executive living. In the heart of highly desired West Springs. Immediately you will feel like home walking through the quiet and expertly cared for site before stepping on the covered, south facing patio. On entry you are greeted by the multipurpose main floor with an oversize foyer/mud room and office/den (potential 4th bedroom). The double garage is insulated and there is a second entrance. The second floor opens up to a huge living room that can fit any furniture and still have a flex space nook. The showpiece kitchen features quartz countertop, tiled backsplash, stainless appliances, and gas cooktop. In between is a comfortable size half bathroom. A dedicated dining room is off to one side. Topping off this level is a south facing balcony. At the upper level is the king-sized primary bedroom with walk-in closet and spa-like 5piece ensuite finished with glass shower stall, soaker tub, and oversized vanity. At the opposite side of this floor are two more big bedrooms. Completing this level is the laundry space and the main bathroom with quality finishes matching the home. Throughout the home are tasteful, quality and easy keep finishes, and large vinyl windows with custom blinds. There is even more living space! a basement with high ceiling and ready for development with a bathroom rough-in and window for possible bedroom. The large storage/utility room tucks away belongings, the furnace with AC rough-in, so



that upper levels are better used.
This is a family friendly site a block from greenspaces, restaurants and shops for all your daily needs, and expanding commercial spaces. A little further are some of the best schools, Canada Olympic Park, city centre, and easy access to Stoney Trail and the mountains. This property is a true balance of a practical home and lifestyle opportunity you do not want to miss out on.

Built in 2020

Essential Information

MLS® #	A2223220
Price	\$679,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,783
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	307 Wentworth Row Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1W7

Amenities

Amenities	Visitor Parking, Trash
Parking Spaces	2

Parking	Double Garage Attached, Garage Door Opener, Insulated, Titled
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Cul-De-Sac, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	M-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.