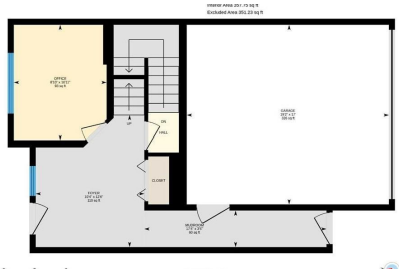
312 Wentworth Row SW

Calgary | Active | MLS® A2329970

$639,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2019**	**1,825.97 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this beautifully maintained 3-bedroom plus office, 3.5-bathroom townhouse in the desirable community of West Springs! Built by the original owners and kept in like-new condition, this home offers over three levels of bright, functional living space plus a fully finished basement. The entry level includes a welcoming foyer, a good-sized room that’s perfect for guests or a home office, and direct access to the side by side double attached garage. The second floor features an open-concept layout with large windows that bring in plenty of natural light. The modern kitchen is equipped with quartz countertops, stainless steel appliances, gas stove, plenty of cabinet space, and a large island that flows seamlessly into the dining and living areas, perfect for everyday living and entertaining. Upstairs offers a large sized primary bedroom, including a spacious primary retreat with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. This level also features two additional bedrooms and a well-appointed guest bathroom, thoughtfully laid out for family or guests. The conveniently located upper-floor laundry adds to the home's functional and well-designed layout. The fully finished basement features a recreational area/gym/additional living space, a full bathroom, and additional storage space. Located just steps from top-rated schools, parks, playgrounds, restaurants, shopping, and everyday amenities, with quick access to Winsport, and Stoney Trail, this move-in ready home offers the perfect combination of comfort, style, and convenience in one of Calgary’s most sought-after communities. Recent upgraded AC unit

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329970
Bedrooms	3
Bathrooms	4
Year Built	2019
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,825.97 sq. ft.
Condo Fee:	$347.61
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,178 sq. ft.
Lot Frontage:	22'¼"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2019 (Age: 7)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1810131
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Wentworth
Community:	West Springs
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window Covering As-is
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Office · 10'11" × 8'10" ·
2nd Floor	Dining Room · 11'4" × 9' ·
2nd Floor	Kitchen · 14'6" × 12'9" ·
2nd Floor	Living Room · 21'2" × 14'3" ·
3rd Floor	Bedroom · 10'6" × 8'11" ·
3rd Floor	Bedroom · 10'2" × 9'6" ·

3rd Floor	Bedroom - Primary · 12'10" × 12'4" ·
Basement	Game Room · 12'9" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/312-wentworth-row-sw-calgary-a2329970/

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