

1042 Wentworth Rise SW  
Calgary, Alberta

MLS # A2221130



\$579,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,388 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Partial
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, See Remarks, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 435
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: NONE

Welcome to this beautiful home which is nestled in West Sprins Community! Just steps to the Elementary and Junior High schools, Playground, shops, restaurants, city transit and SO much more to enjoy! As you enter this home you are greeted with an open-floor plan, a good-sized living room that leads you through to the very functional kitchen come with stainless steel appliances and pantry! The natural light pouring in from the west-facing windows. The walnut hardwood floors lend a warm, cozy feeling to the space. The main floor is finished with half bathroom for your convenience. Upstairs, the primary bedroom has its own 3-piece Ensuite and with mountain and playground views! There are also two decent-sized bedrooms and four pieces of bathroom. Half-finished Basement comes with plenty of storage space. Outside, Imagine spending warm summer evenings sipping a cold drink on the patio, or sitting on the front porch enjoying playground views. Recently upgrades included newer gas stove (2024), Hood Fan (2024), Washer / Dryer (2024).