



Tao Guo
 SKYROCK REALTY & MANAGEMENT LTD.
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/West Springs

7955 WENTWORTH DR SW

\$449,000

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 3
- Floor Area:** 141 SqM / 1,519 SF
- Year Built:** 2001
- Taxes:** \$2,140 / 2010
- Possession:** negotiable



This exceptional 3 bedroom 2 storey is located in the highly desirable neighbourhood of West Springs. Benefits of living in this community include easy access to downtown, close proximity to the new West LRT, and numerous schools in the area including St. Joan of Arc which is located right across the street. The large upper level master features his and hers closets, a 4 pce ensuite and generous-sized balcony. The main floor boasts a large living room and bright, spacious kitchen with loads of counter space and storage, an eat-up island, and a large dining nook which leads to a patio and south facing backyard. The basement is nearly complete with fully finished media room and den. Bathroom is roughed in and ready for development. Double garage is insulated and drywalled.



- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Hood Fan, Oven-Microwave, Refrigerator, See Remarks, Storage Shed, Washer, Window Coverings-All
- Features:** Balcony, Deck, No Smoking Home, Patio, Porch
- Parking:** Enclosed: 2 Total: 2 Double Garage Detached

