

**604, 8000 Wentworth Drive SW
Calgary, Alberta**

MLS # A2225790



\$425,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Murphy Bed		

OPEN HOUSE: SATURDAY JUNE 7TH 11:30AM-1:30PM. Welcome to vibrant West Springs, where community charm meets city convenience and natural beauty. This beautifully designed 2-bedroom, 2-bath townhouse offers the perfect blend of style, comfort, and functionality. Inside, you'll find a bright, open-concept layout filled with natural light—ideal for relaxing at home or entertaining guests. Thoughtful design features include a custom built-in Murphy bed system with generous storage, offering flexible space for guests or a home office. Upgraded Hunter Douglas blinds throughout add a refined touch and elevate both comfort and privacy. Located just steps from parks, trendy cafes, top-rated restaurants, grocery stores, and transit, your daily routine becomes effortlessly enjoyable. Whether it's a morning coffee run, evening yoga session, or weekend shopping, everything you need is right at your doorstep.