

**406, 8000 Wentworth Drive SW
Calgary, Alberta**

MLS # A2252147



\$509,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 406 - 8000 Wentworth Drive SW, a bright and immaculate corner unit in the desirable community of West Springs. This sunny, west-facing home has been meticulously maintained with newer luxury vinyl plank flooring, Whirlpool appliances, Hunter Douglas blinds, and the comfort of a Lennox high-efficiency furnace. Thoughtfully laid out main floor offers 1,185 sq. ft. of finished living space that has everything you need on a single level. Your covered ground-level patio—is perfect for the BBQ, and a private place to relax in the sun. Downstairs adds another 1,124 sq. ft. that’s already drywalled offering a spacious third bedroom and a full bathroom rough-in. Your choice of flooring is the final touch, expanding your living space into a family rec room, guest suite, or home office. The layout is complete with 2 spacious bedrooms (3rd just needs flooring) , 2 full bathrooms (including a 5-piece ensuite), and a conveniently attached garage. Just steps from your door, you’ll find grocery stores, shops, and cafés, while top-rated schools like St. Joan of Arc, West Springs, and West Ridge are only a short walk away. Quick access to Bow Trail and the new Stoney Trail extension makes commuting simple and efficient. Move-in ready with space to grow—book your showing today!