

# \$509,000 - 406, 8000 Wentworth Drive Sw, Calgary

MLS® #A2252147

**\$509,000**

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

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!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252147      |
| Price          | \$509,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,185         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 406, 8000 Wentworth Drive Sw |
| Subdivision | West Springs                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 5K8                      |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Visitor Parking, Secured Parking                      |
| Parking Spaces | 2                                                     |
| Parking        | Garage Door Opener, Oversized, Single Garage Attached |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                      |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None, Private Entrance          |
| Lot Description   | Landscaped, Lawn, Level         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 53                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 125               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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