

# \$509,900 - 804, 8000 Wentworth Drive Sw, Calgary

MLS® #A2214293

**\$509,900**

2 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Move right into this beautifully maintained home, ideally situated for convenience and lifestyle. Thoughtfully designed with an open-concept layout, it's™ perfect for hosting gatherings or simply enjoying everyday comfort. The main floor features a generous dining area adjacent to a well-appointed kitchen, all flowing effortlessly into a bright living space enhanced by rich hardwood floors, soaring 9-foot ceilings, and expansive windows that fill the home with natural light. Step out onto two private balconies—one off the dining room overlooking peaceful green space, and a second on the upper floor—perfect spots to relax or enjoy morning coffee.

You'll love the functional layout, complete with a separate laundry room, ample in-suite storage, and a convenient 2-piece powder room. Both bedrooms offer privacy and comfort, with the primary suite featuring a spacious walk-in closet and a 4-piece ensuite. The second bedroom also includes its own 3-piece ensuite, walk-in closet and large windows for a bright, airy atmosphere. A roomy single attached garage provides secure parking, and the extended driveway easily accommodates a second vehicle. Situated in a prime location, this home is just a short distance from the 69th Street LRT Station, minutes from Stoney Trail & Bow Trail, facilitating an easy commute to downtown. Residents will appreciate the proximity to upscale shopping, dining options, and the



Westside Recreation Centre. The neighbourhood also offers access to top-rated schools, including St. Joan of Arc School and West Springs School, among others. Experience the perfect balance of suburban tranquility and urban accessibility in this West Springs townhome. This home combines comfort, style, and unbeatable access to everything you need.

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214293      |
| Price          | \$509,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,584         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 804, 8000 Wentworth Drive Sw |
| Subdivision | West Springs                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 5K8                      |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Trash, Visitor Parking              |
| Parking Spaces | 2                                   |
| Parking        | Front Drive, Single Garage Attached |

# of Garages 1

### Interior

Interior Features High Ceilings, Breakfast Bar, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range  
Heating Forced Air, Natural Gas  
Cooling None  
Basement None

### Exterior

Exterior Features Balcony  
Lot Description Landscaped  
Roof Asphalt Shingle  
Construction Wood Frame, Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 3rd, 2025  
Days on Market 60  
Zoning DC  
HOA Fees 125  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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