

\$499,900 - 804, 8000 Wentworth Drive Sw, Calgary

MLS® #A2250830

\$499,900

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® #	A2250830
Price	\$499,900
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 Breakfast Bar, High Ceilings, 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 Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2025
Days on Market 25
Zoning DC (pre 1P2007)
HOA Fees 125
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.