



GRASSROOTS
REALTY GROUP

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803, 8000 Wentworth Drive SW
Calgary, Alberta

MLS # A2306339

\$449,900



Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Gu		
Lot Size:	-		
Lot Feat:	Landscaped, Other, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	NA		

Rare in both size and finish, this thoughtfully cared-for 3-bedroom, 2.5-bathroom townhome in West Springs is one of the largest floor plans in the complex and offers a lifestyle that genuinely delivers. Rich, dark luxury paint tones set a sophisticated tone the moment you walk through the door, flowing through a main level designed for real connection. Hardwood floors run underfoot, 9-foot ceilings open the space above you, and oversized windows pull in natural light all day long. The large living room has in ceiling speakers and flows seamlessly into the rest of the main level, built for movie nights, game days, and everything in between. The very large open-concept kitchen is the heart of the home, offering an abundance of storage, plenty of counter space, stainless steel appliances, and an eat-up breakfast bar perfect for busy mornings or casual entertaining. The dining area has high ceilings and walks out to a private balcony, ideal for morning coffee or a slow summer dinner. A two-piece powder room is tucked conveniently off the kitchen, and the utility room is fully equipped with a full-sized washer and dryer and a water softener, practical details that make daily life easier from day one. Upstairs, the primary suite is your retreat, a fully outfitted walk-in closet and a full ensuite bathroom give you the space and privacy you deserve. Two additional bedrooms share another full bathroom, offering flexible options for family, guests, or a dedicated home office. A second upper-level balcony adds a quiet outdoor escape and the opportunity for a cross breeze in summer. Drive directly into your single attached garage with room for extra storage, plus a second parking spot on the extended private driveway. This is a very well managed and financially stable condo corporation, the kind of community where things get taken care of. The condo fees cover landscaping, snow

removal, ice management, and exterior maintenance, so your weekends stay yours. Pets are welcome too. The location is hard to beat. Walk to groceries, restaurants, cafés, and everyday essentials. St. Joan of Arc, West Springs, and West Ridge schools are all nearby, along with a playground and playfield just steps from your door. A new YMCA with lap swimming is on the way. Quick access to Bow Trail and Stoney Trail puts downtown, the mountains, and the airport within easy reach, and the LRT is just 5 minutes away. Move-in ready. Low maintenance. Prime West Springs location. Book your showing today.