



**502, 8000 Wentworth Drive SW
Calgary, Alberta**

MLS # A2306610



\$447,500

Division:	West Springs		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,197 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: None

Welcome to this bright and well-designed two-bedroom end-unit townhome in the heart of West Springs — a home that makes everyday living easy. Pull into your attached garage with room for additional storage, then head upstairs to a main living space filled with natural light. Soaring ceilings and windows on multiple sides create an open, airy feel throughout. The kitchen, featuring newer stainless steel appliances, is centrally located and designed for both function and flow. An eat-up island offers space for casual dining, while added built-in storage keeps everything organized. It connects seamlessly to the dining and living areas, making the layout ideal for both daily living and entertaining. The dining space is flexible and can easily accommodate a workspace or reading nook. The living room is comfortable and inviting, anchored by a gas fireplace. Step outside to the west-facing covered balcony — a usable extension of your living space with room for a gas BBQ and seating area, perfect for enjoying morning coffee or evening downtime. The primary bedroom offers a quiet retreat with a well-appointed ensuite and walk-in closet. The second bedroom is bright and functional, with windows on two sides, making it suitable for guests, a home office, or shared living. Down the hall, you'll find additional storage, a 3-piece bathroom, and a bright laundry/utility room. The location is a standout. You're within walking distance to a wide range of amenities, including Una Pizza + Wine, Mercato West, Vin Room West, Starbucks, Tim Hortons, Deville, Co-op, No Frills, Sobeys, and Pie Junkie. Fitness options like Orangetheory, HotShop Spin Studio, and F8 West District are also close by. With quick access to downtown and an easy route west to the mountains, this home offers both convenience and lifestyle. The complex is pet-friendly, allowing

up to two pets with board approval. A bright, functional home in a highly desirable, walkable neighbourhood — come see it for yourself!