



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

**MLS # A2321143**



**\$419,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

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

**Inclusions:** None

Located in one of Calgary's most sought-after communities, this bright and inviting home offers a functional open-concept layout with plenty of natural light. The floor plan features 2 bedrooms, 2 bathrooms, a spacious living room, a den or dining area, in-suite laundry, and excellent storage throughout. Park in your attached garage and head upstairs, where a large den/flex space welcomes you. This versatile area works well as a home office, dining room, or comfortable sitting area. The open kitchen offers plenty of counter space, including an island, and is equipped with newer appliances. The living room is filled with natural light from windows on three sides, with a gas fireplace serving as a focal point. Step out onto the west-facing deck and enjoy the afternoon and evening sun. The bedrooms are located on opposite sides of the main living area for added privacy. The primary bedroom is generously sized and features a walk-in closet and spacious ensuite. The second bedroom provides a lovely, quiet retreat. The second full bathroom is located out of the way, providing privacy for guests. A full-sized laundry area is conveniently tucked away. You'll appreciate the amount of space, storage, and the unbeatable location, with grocery stores, coffee shops, restaurants, and everyday amenities just steps away. This well-managed condo complex is pet-friendly with board approval. Available for quick possession—schedule your viewing today.