



**GRASSROOTS**  
REALTY GROUP

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**406, 8000 Wentworth Drive SW  
Calgary, Alberta**

**MLS # A2252147**



**\$517,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 406 - 8000 Wentworth Drive SW, a bright and immaculate corner unit in the desirable community of West Springs. This sunny, west-facing home has been meticulously maintained with newer luxury vinyl plank flooring, Whirlpool appliances, Hunter Douglas blinds, and the comfort of a Lennox high-efficiency furnace. Thoughtfully laid out main floor offers 1,185 sq. ft. of finished living space that has everything you need on a single level. Your covered ground-level patio—is perfect for the BBQ, and a private place to relax in the sun. Downstairs adds another 1,124 sq. ft. that’s already drywalled offering a spacious third bedroom and a full bathroom rough-in. Your choice of flooring is the final touch, expanding your living space into a family rec room, guest suite, or home office. The layout is complete with 2 spacious bedrooms (3rd just needs flooring) , 2 full bathrooms (including a 5-piece ensuite), and a conveniently attached garage. Just steps from your door, you’ll find grocery stores, shops, and cafés, while top-rated schools like St. Joan of Arc, West Springs, and West Ridge are only a short walk away. Quick access to Bow Trail and the new Stoney Trail extension makes commuting simple and efficient. Move-in ready with space to grow—book your showing today!