



GRASSROOTS
REALTY GROUP

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**504, 8000 Wentworth Drive SW
Calgary, Alberta**

MLS # A2278520



\$479,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,136 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions:	NA
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Welcome to refined, low-maintenance living in the heart of West Springs. This bright and beautifully laid-out upper-level bungalow-style townhome offers over 1100 sq. ft. of thoughtfully designed space with soaring 9-foot ceilings and engineered hardwood throughout. The open-concept kitchen is both stylish and functional, featuring rich maple cabinetry, ample counter space, a peninsula island, and a generous pantry—perfect for everyday living and entertaining. Retreat to the spacious primary suite complete with a walk-in closet and private ensuite, while a second bedroom and full bath provide flexibility for guests or a home office. Enjoy morning coffee or evening relaxation on your private covered balcony, and appreciate the rare oversized 27-foot attached garage with exceptional storage. Ideally located steps from shopping, dining, transit, top-rated schools, and just minutes to downtown, this home delivers comfort, convenience, and exceptional value in one of Calgary’s most sought-after southwest communities.