



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

**MLS # A2288900**



**\$500,000**

<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 (23 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	<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 &ndash; 8000 Wentworth Drive SW &mdash; a bright, spotless west-facing corner unit in West Springs. Sunlight fills the space, and you&rsquo;ll love the updates: luxury vinyl plank flooring, Whirlpool appliances, Hunter Douglas blinds, and a Lennox high-efficiency furnace for year-round comfort. The main floor offers 1,185 sq. ft. of finished living with everything you need on one level. Step out to your covered ground-level patio&mdash;perfect for the BBQ and a quiet spot to soak up the afternoon sun. Downstairs adds 1,124 sq. ft. of future potential. It&rsquo;s already drywalled, includes a large third bedroom, and has a full bathroom rough-in ready to go. Add flooring and you&rsquo;ve got the flexibility for a rec room, guest space, gym, or home office. You&rsquo;ll also find 2 spacious bedrooms (plus the third just needing flooring), 2 full bathrooms including a 5-piece ensuite, and an attached garage. Walk to groceries, caf&eacute;s, and shops, and you&rsquo;re close to great schools like St. Joan of Arc, West Springs, and West Ridge. Quick access to Bow Trail and Stoney Trail makes getting around easy. Move-in ready with room to grow&mdash;book your showing today.