



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

**MLS # A2298954**



**\$429,999**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	None	<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>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

Reduced to sell: Location, Location! Peaceful Townhouse Living in a Prime Community Welcome to this charming and quiet townhouse that truly offers the best of comfort and convenience. Tucked away in a serene, well-maintained community that feels like a private retreat, this east-facing home lets you enjoy beautiful sunrises from your treed patio—while staying protected from harsh west winds and storms. And yes—no busy traffic or cars constantly rushing past—just peace and quiet. Convenience & Extra Space Drive directly into your attached garage, complete with additional storage and room for your lifestyle needs—whether it’s a kayak, motorbike, quad, or even a small trailer. Interior Highlights Fully developed bungalow-style upper level with soaring ceilings Spacious primary bedroom with plenty of room to relax Fully outfitted walk-in closet with added structural support Two well-appointed, generous-sized bathrooms Bright and cozy living room with a fireplace—perfect for relaxing evenings with your favorite movie Functional kitchen with everything conveniently within reach Recent Updates for Peace of Mind New fridge and dishwasher Recently replaced hot water tank Furnace inspected and vents professionally cleaned Updated toilets Pet-friendly community Low-Maintenance Living Enjoy a hassle-free lifestyle with condo fees covering landscaping, snow removal, ice management, and exterior maintenance. Unbeatable Location Close to restaurants, pubs, takeout spots, and three grocery stores Quick access to major routes like Bow Trail and Stoney Trail Easy commute to downtown, the mountains, and the airport Scenic walking paths throughout the neighborhood Just 5 minutes to the LRT—ideal for commuting to downtown, SAIT, and beyond Nearby fitness options including

gyms, studios, boxing, and more Family-Friendly Surroundings Close to excellent schools including St. Joan of Arc and West Springs schools (Preschool&ndash;Grade 10) High school access nearby in Aspen (Grades 10&ndash;12) Playground and playfield just steps away New YMCA with swimming lanes coming soon Perfect for Professionals, first-time buyers, small families, or anyone seeking a peaceful, low-maintenance lifestyle in a prime location. Move in, unwind, and enjoy&mdash;this is the lifestyle you&rsquo;ve been waiting for.