

\$449,000 - 804, 8000 Wentworth Drive Sw, Calgary

MLS® #A2268139

\$449,000

2 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

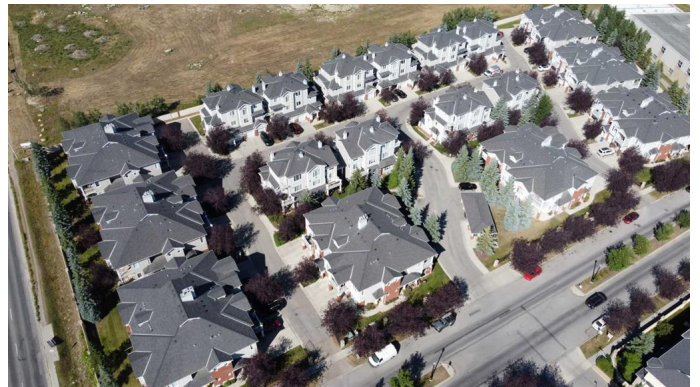
Move right into this bright and beautifully cared-for townhome, perfectly placed for everyday ease and an active lifestyle. With an open-concept design and thoughtful layout, it offers plenty of room to gather, unwind, and feel truly at home.

The main level brings together a generous dining space and a well-appointed kitchen, flowing naturally into a welcoming living area. Hardwood floors, 9-foot ceilings, and large windows create an airy, light-filled setting that feels warm and inviting. Two private balconies extend your living space outdoors: one off the dining room, perfect for morning coffee or evening fresh air, and another on the upper floor offering a quiet, private spot to relax.

Function meets comfort with a dedicated laundry room, ample in-suite storage, and a convenient main-floor powder room. Upstairs, both bedrooms are designed for privacy and comfort. The primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom includes its own 3-piece ensuite, walk-in closet, and plenty of natural light.

Parking is simple and secure with a single attached garage, plus an extended driveway for an additional vehicle.

Located in desirable West Springs, youâ€™re just moments from the 69th Street LRT Station and minutes from Stoney Trail and Bow Trail,



offering an easy commute to downtown and around the city. You'll also enjoy close access to upscale shopping and dining, Westside Recreation Centre, and top-rated schools including St. Joan of Arc School and West Springs School.

A perfect blend of comfort, style, and everyday convenience, this West Springs townhome is ideal for those seeking effortless living with great access to everything you need.

Built in 2003

Essential Information

MLS® #	A2268139
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	804, 8000 Wentworth Drive Sw
Community	West Springs
Condo	Access Springside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K8

Amenities

Amenities	Trash, Visitor Parking
-----------	------------------------

Parking Spaces	2
Parking	Front Drive, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.