

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

MLS # A2288900



\$500,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

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

Welcome to 406 – 8000 Wentworth Drive SW — a bright, spotless west-facing corner unit in West Springs. Sunlight fills the space, and you’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—perfect for the BBQ and a quiet spot to soak up the afternoon sun. Downstairs adds 1,124 sq. ft. of future potential. It’s already drywalled, includes a large third bedroom, and has a full bathroom rough-in ready to go. Add flooring and you’ve got the flexibility for a rec room, guest space, gym, or home office. You’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, cafés, and shops, and you’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—book your showing today.