

**602, 8000 Wentworth Drive SW
Calgary, Alberta**

MLS # A2180262



\$489,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Stone Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE Sunday Nov. 24th 12pm-2pm Discover this beautifully cared-for 2-bedroom, 2-bathroom upper-level bungalow-style townhome with an expansive 1,381 sq. ft. floor plan that effortlessly combines the dining room, living room, and kitchen at the center of it all. Enjoy the high 9-foot ceilings, west-facing covered patio, and attached garage—perfect for comfort and convenience. Natural light floods this corner unit through oversized windows, and for Calgary’s hot summers, you’ll love the central air conditioning. The upgraded kitchen is a chef’s dream, featuring expanded cupboard space, refinished cabinet doors, a massive kitchen island expansion, new Corian countertops and a stylish new backsplash. Recent updates also include new luxury vinyl plank flooring, new carpet on the stairs, a new hood fan and light fixture in the kitchen, plus a new hot water tank and dryer. Set in a prime location, this home is steps away from top-rated schools like St. Joan of Arc (K-9), West Springs Elementary (K-4), West Ridge (5-9), and just 2.5 km from Webber Academy. Plus, you’re only two blocks from an amazing array of shops, services, and restaurants, including Coop Grocery and Liquor, Shoppers Drug Mart, Starbucks, Mercato and Vin Room, Tim Hortons, Fergus and Bix, Orange Theory, and so much more! Don’t forget quick access to the new ring road that will get you anywhere you need to be! Don’t miss the opportunity to call this move-in-ready townhome your own—ideal for families, professionals, or anyone seeking the perfect balance of style and convenience. Contact us today to schedule your private showing!