

**502, 8000 Wentworth Drive SW**  
**Calgary, Alberta**

**MLS # A2289599**



**\$447,500**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs                     |               |                   |
| <b>Type:</b>     | Residential/Other                |               |                   |
| <b>Style:</b>    | Townhouse-Stacked                |               |                   |
| <b>Size:</b>     | 1,197 sq.ft.                     | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | Other                            |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air                     |
| <b>Floors:</b>     | Laminate, Tile                 |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | None                           |
| <b>Exterior:</b>   | Brick, Wood Frame              |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island |

|                   |                 |
|-------------------|-----------------|
| <b>Water:</b>     | -               |
| <b>Sewer:</b>     | -               |
| <b>Condo Fee:</b> | \$ 464          |
| <b>LLD:</b>       | -               |
| <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Utilities:</b> | -               |

**Inclusions:** none

Welcome to this bright and beautifully laid-out two-bedroom townhome in the heart of West Springs &mdash; a home that simply makes everyday living easy. Pull into your attached garage (you&rsquo;ll especially appreciate it on those cold an snowy Calgary mornings), tuck away your gear with room to spare, and head upstairs to the main living space. The moment you arrive, you&rsquo;ll notice how open and airy it feels. Soaring ceilings, generous windows, and natural light from multiple directions make this end unit feel expansive and welcoming from the start. The kitchen is perfectly positioned at the centre of it all &mdash; with an eat-up island for casual breakfasts, extra built-in storage that keeps everything organized, and easy flow into the dining and living areas. The dining space is wonderfully flexible &mdash; entertain, hang out, set up a stylish home office, or create a cozy homework nook. The living room invites you to settle in, with a gas fireplace that makes winter evenings feel warm and relaxed. Step onto the west facing covered balcony - usable year-round, with plenty of room for your gas BBQ and a comfortable seating area. Summer evenings out here watching the sun set, or mornings with your favourite cup of coffee will quickly become a favourite ritual. The primary bedroom is spacious and a comfortable place to end and begin each day. Your ensuite is thoughtfully designed and includes a walk in closet. The second bedroom is equally practical, accented by windows on 2 sides, making it perfect for guests, a home office, or a roommate setup. Down the hall, you&rsquo;ll find additional storage (yes, actual useful storage), a 3-piece bath, and a bright laundry/utility room tucked neatly at the end. And then there&rsquo;s the lifestyle.....Step outside and you&rsquo;re walking distance to some of West Springs&rsquo; best spots &mdash;

dinner at Una Pizza + Wine, Mercato West, or Vin Room West. Coffee at Starbucks, Tim Hortons or Deville. Groceries at Co-op, No Frills or the recently opened Sobeys, Treats from Pie Junkie. And when it's time to move your body, Orangetheory Fitness, HotShop Spin Studio, and F8 West District are just minutes away. You're also perfectly positioned for quick access downtown or an easy escape west to the mountains — the best of both worlds. This is one of those homes that feels good the minute you walk in — bright, functional, and thoughtfully designed for real life. Come see it for yourself.