

# \$425,000 - 604, 8000 Wentworth Drive Sw, Calgary

MLS® #A2225790

## \$425,000

2 Bedroom, 2.00 Bathroom, 1,197 sqft  
Residential on 0.00 Acres

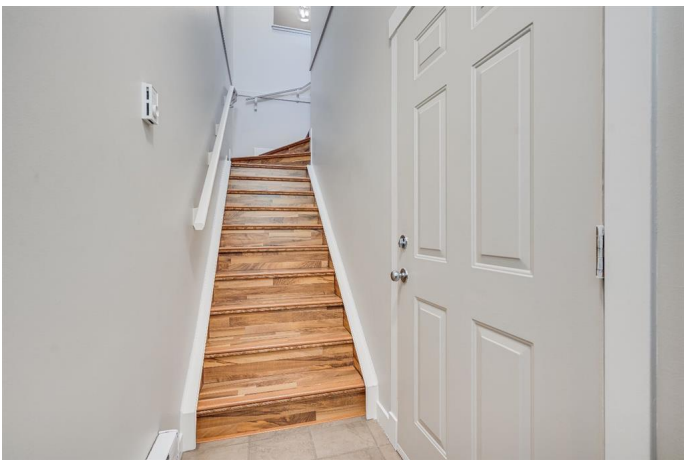
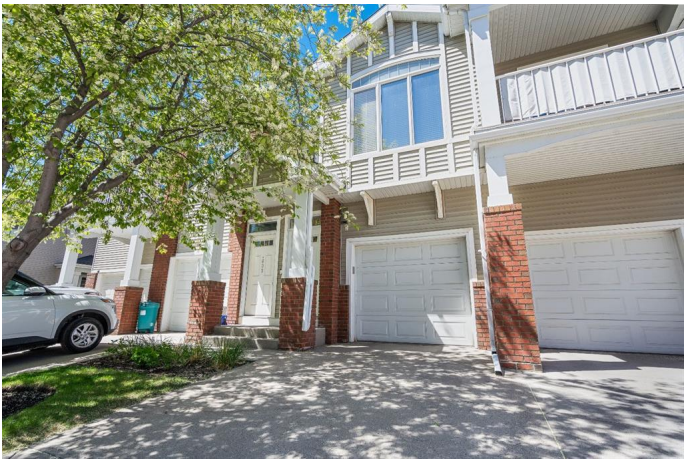
West Springs, Calgary, Alberta

Welcome to vibrant West Springs, where community charm meets city convenience and natural beauty. This beautifully designed 2-bedroom, 2-bath townhouse offers the perfect blend of style, comfort, and functionality. Inside, youâ€™ll find a bright, open-concept layout filled with natural lightâ€”ideal for relaxing at home or entertaining guests. Thoughtful design features include a custom built-in Murphy bed system with generous storage, offering flexible space for guests or a home office. Upgraded Hunter Douglas blinds throughout add a refined touch and elevate both comfort and privacy. Located just steps from parks, trendy cafes, top-rated restaurants, grocery stores, and transit, your daily routine becomes effortlessly enjoyable. Whether itâ€™s a morning coffee run, evening yoga session, or weekend shopping, everything you need is right at your doorstep.

Built in 2003

## Essential Information

MLS® #	A2225790
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.00



Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	604, 8000 Wentworth Drive Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K8

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

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

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	9

Zoning	DC (pre 1P2007)
HOA Fees	125
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.