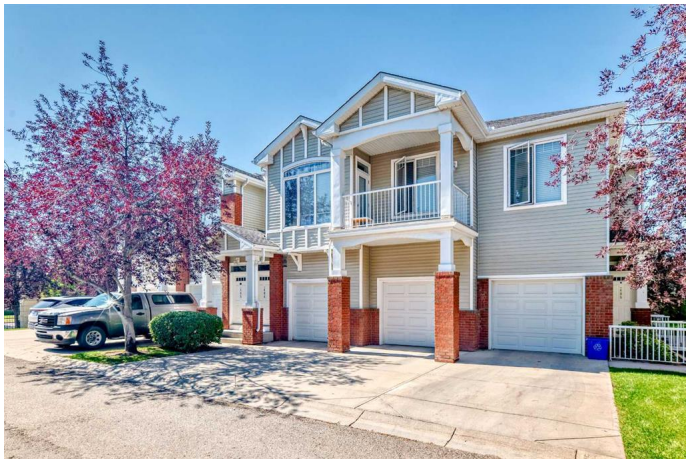
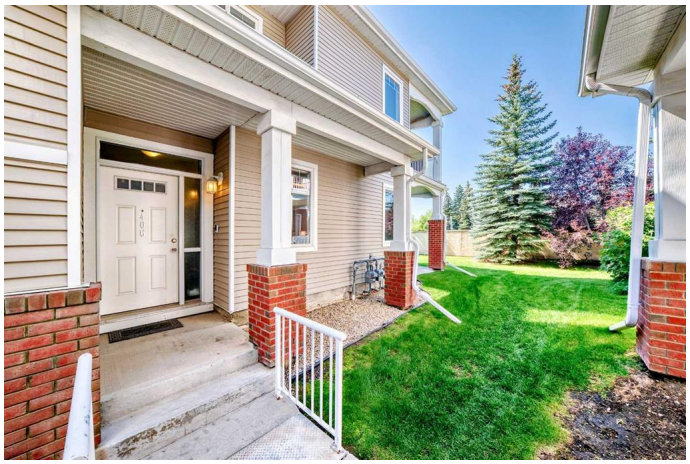
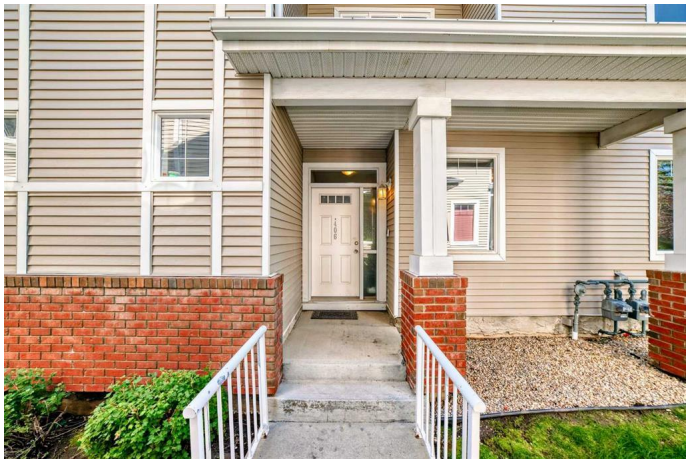
$517,000 - 406, 8000 Wentworth Drive Sw, Calgary

MLS® #A2252147

$517,000
3 Bedroom, 2.00 Bathroom, 1,185 sqft
Residential on 0.00 Acres







West Springs, Calgary, Alberta

Welcome to 406 - 8000 Wentworth Drive SW, a bright and immaculate corner unit in the desirable community of West Springs. This sunny, west-facing home has been meticulously maintained with newer luxury vinyl plank flooring, Whirlpool appliances, Hunter Douglas blinds, and the comfort of a Lennox high-efficiency furnace. Thoughtfully laid out main floor offers 1,185 sq. ft. of finished living space that has everything you need on a single level. Your covered ground-level patioâ€”is perfect for the BBQ, and a private place to relax in the sun.

Downstairs adds another 1,124 sq. ft. thatâ€™s already drywalled offering a spacious third bedroom and a full bathroom rough-in. Your choice of flooring is the final touch, expanding your living space into a family rec room, guest suite, or home office.

The layout is complete with 2 spacious bedrooms (3rd just needs flooring) , 2 full bathrooms (including a 5-piece ensuite), and a conveniently attached garage. Just steps from your door, youâ€™ll find grocery stores, shops, and cafÃ©s, while top-rated schools like St. Joan of Arc, West Springs, and West Ridge are only a short walk away. Quick access to Bow Trail and the new Stoney Trail extension makes commuting simple and efficient.

Move-in ready with space to growâ€”book your

showing today!

Built in 2003

Essential Information

MLS® #	A2252147
Price	$517,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	406, 8000 Wentworth Drive Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K8

Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached, Oversized
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None, Private Entrance
Lot Description	Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate

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