



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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406, 8000 Wentworth Drive SW  
Calgary, Alberta

MLS # A2252147



\$509,000

|             |                                                                                                                                              |            |                 |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                      | Water:     | -               |
| Floors:     | Vinyl                                                                                                                                        | Sewer:     | -               |
| Roof:       | Asphalt Shingle                                                                                                                              | Condo Fee: | \$ 461          |
| Basement:   | Full, Partially Finished                                                                                                                     | 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 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 patio—is perfect for the BBQ, and a private place to relax in the sun. Downstairs adds another 1,124 sq. ft. that’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, you’ll find grocery stores, shops, and cafés, 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 grow—book your showing today!