

\$499,900 - 1302, 8000 Wentworth Drive Sw, Calgary

MLS® #A2269829

\$499,900

2 Bedroom, 2.00 Bathroom, 1,317 sqft

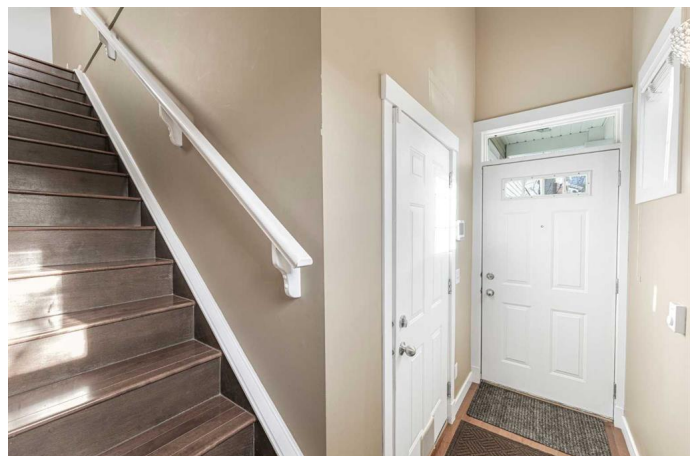
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to elevated living on the west side! The open-concept layout is brightened by East and South-facing windows. The spacious kitchen is perfect for entertaining, featuring granite countertops, a new backsplash, quality appliances including a new fridge, and smart storage with a large pantry and custom rollout drawers. Enjoy casual dining at the breakfast bar! Then, relax in the bright living area with a beautiful fireplace and windows abound or step onto your southwest-facing deck to soak up the afternoon sun. The Primary suite is a true retreat with a walk-in closet and a luxurious ensuite (double sinks, soaker tub, and granite). The second bedroom is equally modern and functional. Both bathrooms and the laundry room feature stylish new luxury vinyl plank (LVP) flooring.

Peace of mind is guaranteed with over \$30K in recent upgrades, including a new high-efficiency furnace and hot water tank (Dec 2022) and new low-flow toilets (2023) and a NEW CENTRAL AIR CONDITIONER (Aug 2025). You also get a large attached garage with overhead storage. The complex is impeccably maintained and the location is unbeatable: walk to the shops and restaurants of the West District and West 85th, and enjoy super easy driving access to Bow Trail, Old Banff Coach, and Stoney Trail SW. Don't miss this move-in ready gem!

Built in 2003



Essential Information

MLS® #	A2269829
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,317
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	1302, 8000 Wentworth Drive Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Basement	None
----------	------

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Zoning	DC (pre 1P2007)
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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