



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8000 WENTWORTH Drive #602, Calgary T3H5K9**

MLS® #: **A2180262** Area: **West Springs** Listing Date: **11/20/24** List Price: **\$489,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,380**  
Low Sqft:  
Ttl Sqft: **1,380**

**Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Treed Driveway, Single Garage Attached**

DOM

**0**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Stone Counters, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`5" x 8`2"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 11`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 13`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`5" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 18`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 14`0"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$453

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 0312174

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE Sunday Nov. 24th 12pm-2pm\*\*\* Discover this beautifully cared-for 2-bedroom, 2-bathroom upper-level bungalow-style townhome with an expansive 1,381 sq. ft. floor plan that effortlessly combines the dining room, living room, and kitchen at the center of it all. Enjoy the high 9-foot ceilings, west-facing covered patio, and attached garage—perfect for comfort and convenience. Natural light floods this corner unit through oversized windows, and for Calgary's hot summers, you'll love the central air conditioning. The upgraded kitchen is a chef's dream, featuring expanded cupboard space, refinished cabinet doors, a massive kitchen island expansion, new Corian countertops and a stylish new backsplash. Recent updates also include new luxury vinyl plank flooring, new carpet on the stairs, a new hood fan and light fixture in the kitchen, plus a new hot water tank and dryer. Set in a prime location, this home is steps away from top-rated schools like St. Joan of Arc (K-9), West Springs Elementary (K-4), West Ridge (5-9), and just 2.5 km from Webber Academy. Plus, you're only two blocks from an amazing array of shops, services, and restaurants, including Coop Grocery and Liquor, Shoppers Drug Mart, Starbucks, Mercato and Vin Room, Tim Hortons, Fergus and Bix, Orange Theory, and so much more! Don't forget quick access to the new ring road that will get you anywhere you need to be! Don't miss the opportunity to call this move-in-ready townhome your own—ideal for families, professionals, or anyone seeking the perfect balance of style and convenience. Contact us today to schedule your private showing!**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









