



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8000 WENTWORTH Drive #302, Calgary T3H 5K8**

MLS® #: **A2195705**

Area: **West Springs**

Listing Date: **02/25/25**

List Price: **\$484,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,214**  
Low Sqft:  
Ttl Sqft: **1,214**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Level,Low Maintenance Landscape,Treed**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$464**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0312009**

Remarks

Pub Rmks: **Open House Sunday March 2nd - 2-4pm - Nestled in a prime location near the 69th St. LRT Station, this beautifully designed end-unit bungalow townhouse offers the perfect blend of comfort and convenience. Just steps from shopping, dining, top-rated schools, and everyday essentials, this home is ideal for those seeking a walkable lifestyle. Inside, the modern kitchen is a chef's dream, featuring quartz countertops, a sleek electric cooktop, stainless steel appliances, and a spacious breakfast bar. The open-concept living and dining area is bright and inviting, with large windows that fill the space with natural light and a cozy electric fireplace with a striking stone surround. Step out onto the expansive east-facing balcony to enjoy your morning coffee or unwind in the evening. The primary suite is a true retreat, complete with a walk-in closet and a spa-like 5-piece ensuite with a double vanity. A second well-appointed bedroom is complemented by a stylish 3-piece bath with heated floors. Additional features include 9-ft ceilings, high-end laminate flooring, custom blinds, an oversized single garage, and plenty of storage. With a thoughtful layout and upscale finishes throughout, this home is a must-see!**

Inclusions: **TV Bracket**  
Property Listed By: **RE/MAX First**

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







