

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

MLS® #A2269829

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,317 sqft

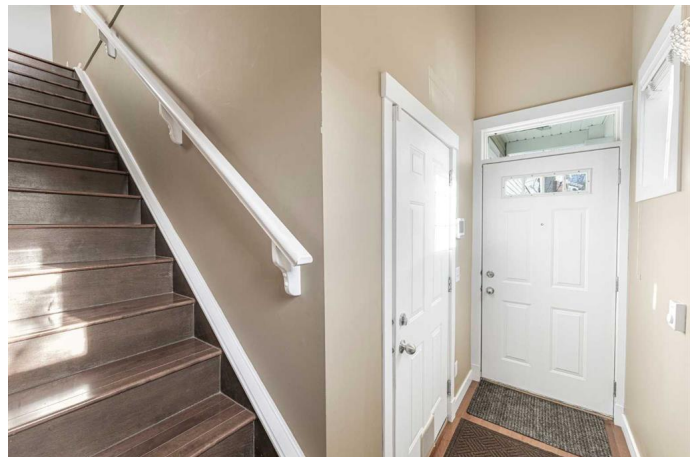
Residential on 0.00 Acres

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  
Days on Market        1  
Zoning                    DC (pre 1P2007)  
HOA Fees                125  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

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