# \$549,900 - 169 Aspen Hills Villas Sw, Calgary

MLS® #A2193343

# \$549,900

2 Bedroom, 3.00 Bathroom, 1,221 sqft Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE SATURDAY (MAR 22)

1:00-4:00 PM. Discover this beautifully 2-bedroom, 2.5-bathroom townhouse in the desirable Aspen wood community. This cozy home offers an open-concept main floor with hardwood flooring, a modern kitchen with quartz countertops, and a spacious island with seatingâ€"perfect for entertaining. A unique multi-functional nook with a window offers a versatile space that can be used as a dining area, home office, or reading nook, filling the home with natural light. Upstairs, you'II find two large bedrooms with walk-in closets and four-piece bathrooms. An office area provides an additional area for work or study. The double-attached tandem garage provides parking for two vehicles. The basement has a lot of extra storage or space for a home gym. Enjoy a prime location facing green space, just steps from Aspen Landing shopping center (1km), top-rated schools (Webber Academy 1.1km, Rundle College 2km, Ernest Manning 2.6km, Dr.Robert Bondar School 2.2km, etc.), parks, bike trails, and transit, with easy access to downtown and the mountains.

You will experience the perfect blend of comfort, style, and convenienceâ€"book your showing to see your home today!







Built in 2007

#### **Essential Information**

MLS® # A2193343

Price \$549,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,221 Acres 0.00

Year Built 2007

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 169 Aspen Hills Villas Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0H8

#### **Amenities**

Amenities Playground, Visitor Parking, Trash

Utilities Cable Available, Electricity Available, Natural Gas Available, Water

Available

Parking Spaces 2

Parking Double Garage Attached, Electric Gate, Garage Door Opener, Garage

**Faces Rear** 

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan,

Quartz Counters, Storage, Walk-In Closet(s), Ceiling Fan(s), Pantry,

Separate Entrance

Appliances Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Full Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

## **Additional Information**

Date Listed February 10th, 2025

Days on Market 69

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office TrustPro Realty

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