\$525,000 - 453 Ascot Circle Sw, Calgary

MLS® #A2208711

\$525,000

2 Bedroom, 3.00 Bathroom, 1,201 sqft Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE: SATURDAY, APRIL 5 | 12:00 PM â€" 4:00 PM | DUAL PRIMARY BEDROOMS | ATTACHED GARAGE | TWO OUTDOOR SPACES | PRIME ASPEN WOODS LOCATION

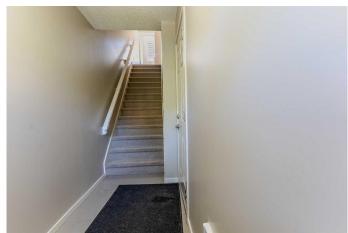
Welcome to the exclusive Enclave Villas in Aspen Woods â€" your mountain-inspired retreat in the heart of the city. This beautifully designed Canmore-style townhouse offers over 1,201 sq ft of comfortable, stylish living with two spacious primary bedrooms, each with its own private ensuite.

Enjoy morning coffee on your balcony overlooking the peaceful courtyard, or fire up the BBQ on your sunny southwest-facing patio. The open-concept layout features a bright and modern kitchen with quartz countertops, flowing effortlessly into the dining and living spaces â€" perfect for entertaining.

The main floor also includes a half bath, 9-foot ceilings, and large windows that fill the home with natural light. On the lower level, a welcoming foyer connects to a tandem double garage, providing ample indoor parking and storage.

Upstairs, discover 2 full 4-piece bathroom, convenient upstairs laundry, and two generously sized bedrooms offering privacy and comfort for guests or family.







Located close to prestigious schools like Webber Academy, plus shops, restaurants, the 69 Street LRT, and Westside Rec Centre, this home is perfectly situated. Step outside to enjoy walking trails, bike paths, and quick access to Stoney Trail and public transit.

This is the lifestyle you've been waiting for â€" modern living, exceptional location, and unbeatable value in Aspen Woods.

Built in 2013

Essential Information

MLS® # A2208711 Price \$525,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,201 Acres 0.02 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 453 Ascot Circle Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0X3

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings,

Humidifier

Heating Forced Air, Natural Gas

Cooling Other
Fireplaces None
Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Other

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone W

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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