

\$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)

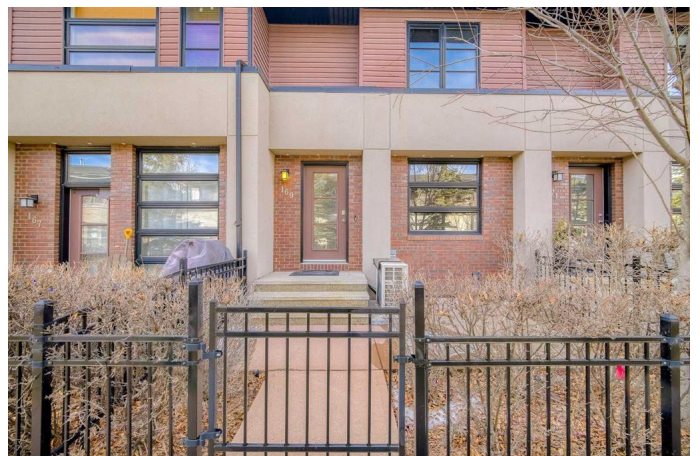
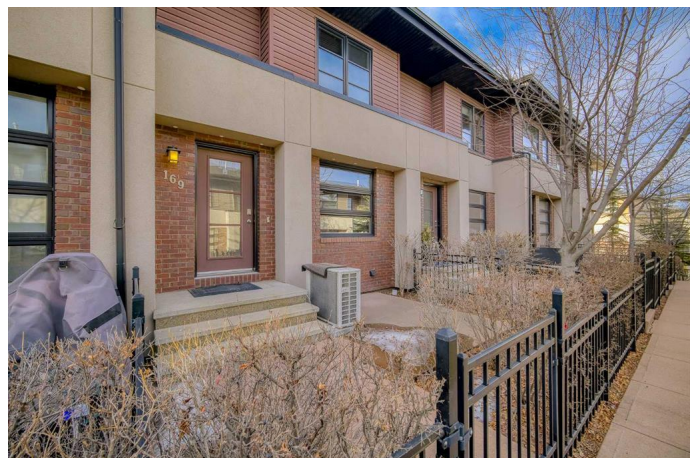
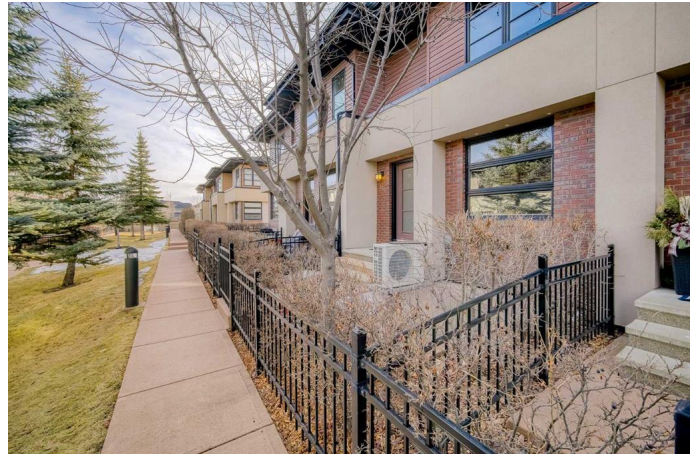
1:00-4:00 PM. Discover this beautifully 2-bedroom, 2.5-bathroom townhouse in the desirable Aspen wood community. This cozy home offers an open-concept main floor with hardwood flooring, a modern kitchen with quartz countertops, and a spacious island with seating—perfect for entertaining. A unique multi-functional 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'll 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 convenience—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 68
Zoning DC (pre 1P2007)

Listing Details

Listing Office TrustPro Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.