

# \$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, youâ€™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.

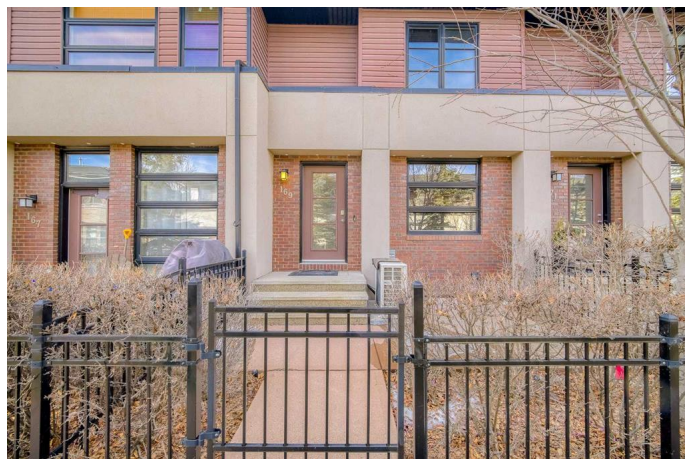
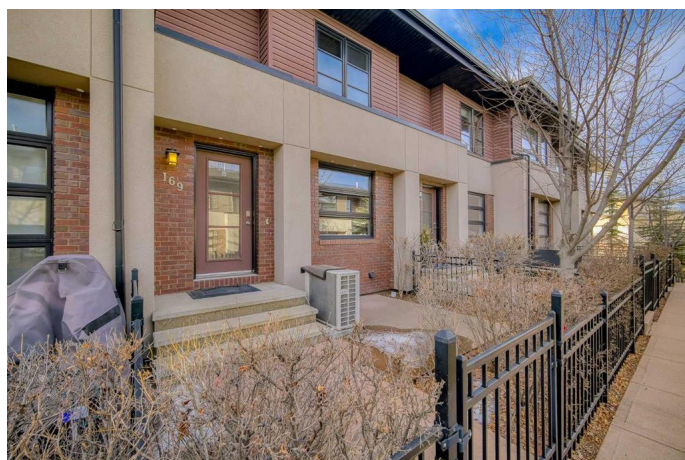
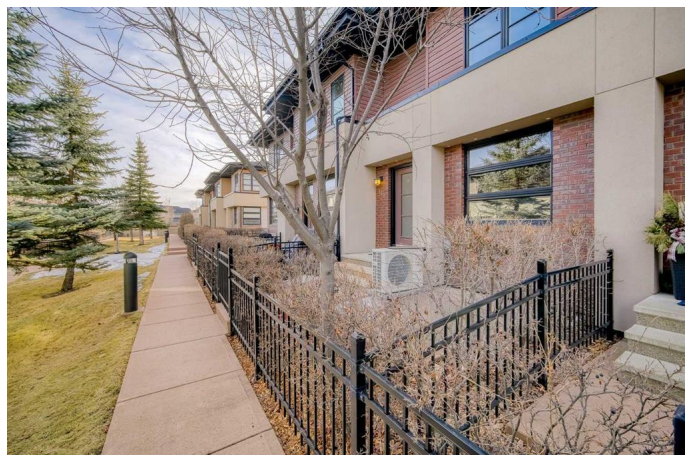
You will experience the perfect blend of comfort, style, and convenienceâ€”book your showing to see your home today!

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	Trash, Visitor Parking, Playground
Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Electric Gate, 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 Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Natural Gas, Forced Air
Cooling	Full
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Landscaped, Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              February 10th, 2025  
Days on Market        71  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            TrustPro Realty

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