

# \$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.

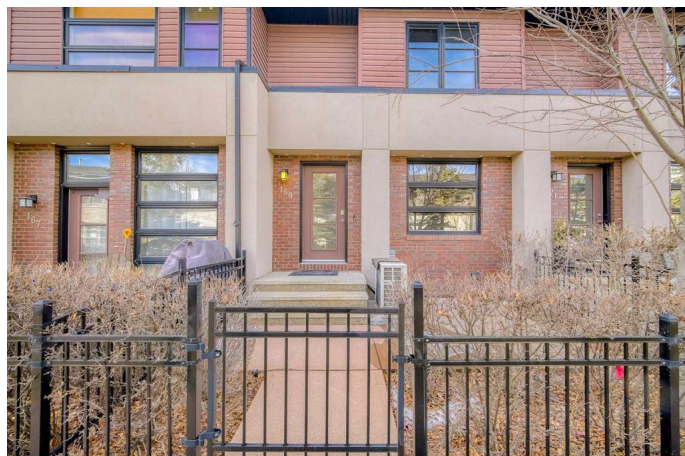
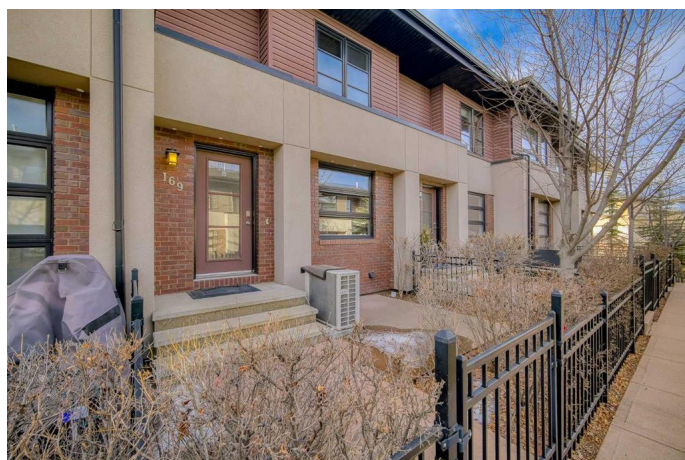
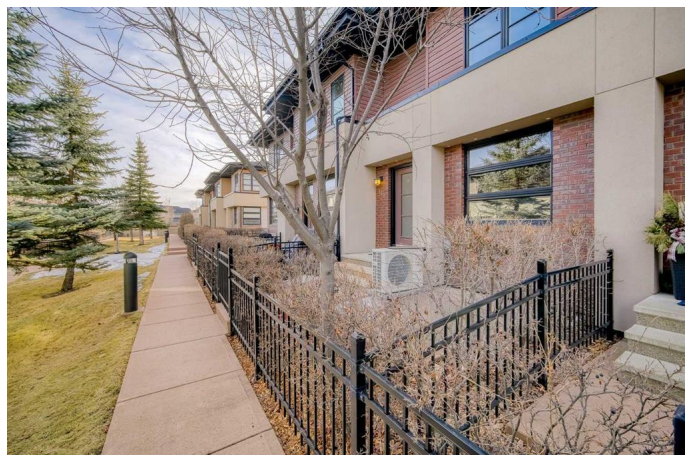
You will experience the perfect blend of comfort, style, and convenienceâ€”book your showing to see your home today!

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      | 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        66  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            TrustPro Realty

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