

\$568,000 - 115 Aspen Hills Villas Sw, Calgary

MLS® #A2257734

\$568,000

2 Bedroom, 3.00 Bathroom, 1,223 sqft
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to this meticulously maintained end-unit townhouse, an exceptional find in the highly desirable Mosaic of Aspen Hills. Its prime location, coupled with contemporary upgrades and an abundance of natural light, makes it a standout in the community. From the moment you arrive, the inviting front courtyard—perfectly positioned on the southwest corner of the complex—greets you. This charming outdoor space offers an ideal setting for relaxing afternoons and stylish outdoor entertaining. Step inside and experience the spaciousness of this sun-drenched end unit. The main floor impresses with gleaming hardwood floors, oversized windows (a hallmark of the end-unit design), and an open-concept layout that accommodates both everyday living and hosting guests. The kitchen is a chef's dream, featuring custom cabinetry with motion activated under-cabinet lighting, a large central island with elegant granite countertops, and a designer automatic kitchen faucet. A generous pantry and a breakfast nook/flex space offer versatility, perfect for a casual dining area or home office. Adjacent to the kitchen is the central dining area and a bright, expansive living room, bathed in the warmth of south and west-facing sunlight. A convenient half bath completes this level. Ascend the stairs—illuminated by sleek Wyz-controlled LED lighting—to discover the upper level, where two spacious primary suites await. Each bedroom is thoughtfully designed with large



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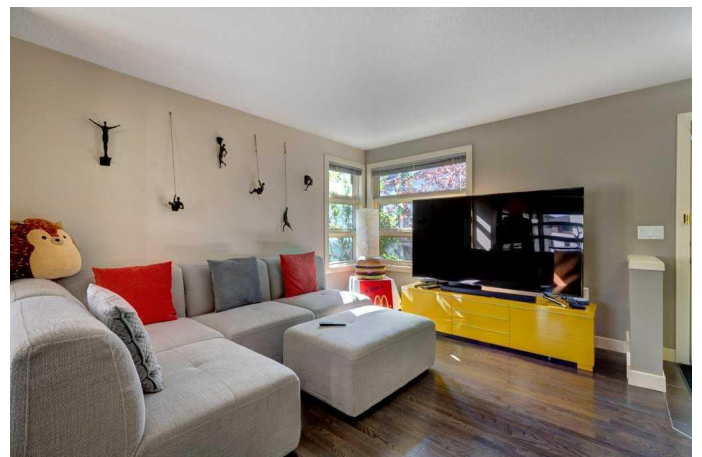
Main Floor Exterior Area 624.18 sq ft
Interior Area 568.52 sq ft



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PREPARED: 2025/09/17

While regions are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



walk-in closets and private ensuites, ensuring comfort and privacy. The west-facing bedroom also features tinted windows. Additionally, a versatile flex space with newer laminate flooring provides the perfect setting for a home office or additional living space. The fully developed basement adds further value to this remarkable home. With engineered laminate flooring throughout, it includes a laundry area with a convenient sink, ample under-stair storage and a well-sized flex space currently used as a home gym. The home is also equipped with installed air conditioning, a Wyze digital doorbell, and Wyze Google Home-controlled internal lighting for added convenience and modern functionality. Offered for sale for the very first time, this townhouse combines style, comfort, and unparalleled convenience. Its locationâ€”just steps from transit, schools, shopping, dining, and parksâ€”ensures youâ€™re never far from the amenities you need. With easy access to Stoney Trail, the mountains, and downtown Calgary, this home offers the perfect balance of urban living and outdoor adventures.

Built in 2007

Essential Information

MLS® #	A2257734
Price	\$568,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active
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Community Information

Address	115 Aspen Hills Villas Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0H7

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Realty Professionals
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