

# \$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

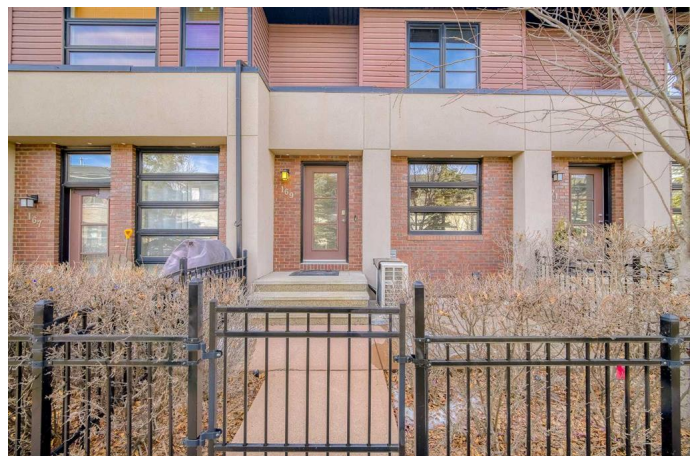
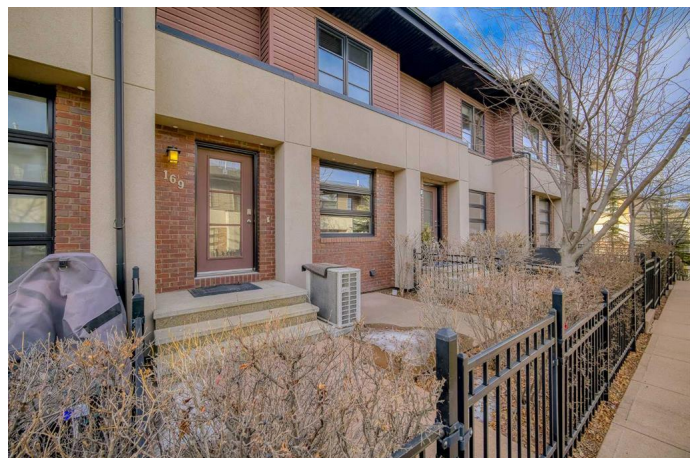
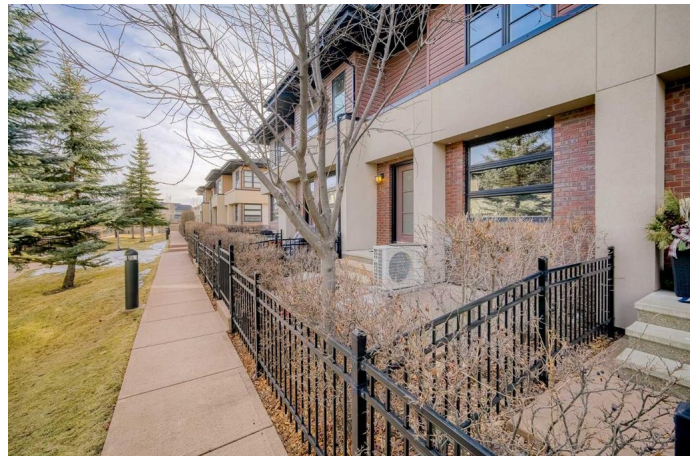
**OPEN HOUSE SATURDAY (MAR 22)**

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, Trash, Visitor Parking
Utilities	Electricity Available, Natural Gas Available, Water Available, Cable Available
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Electric Gate, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
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, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 10th, 2025

Days on Market 53

Zoning DC (pre 1P2007)

## Listing Details

Listing Office TrustPro Realty

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