



**GRASSROOTS**  
REALTY GROUP

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**165 Aspen Hills Villas SW**  
**Calgary, Alberta**

**MLS # A2239436**



**\$549,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Storage, Track Lighting		

**Inclusions:** Window Coverings

**\*\*OPEN HOUSE - Sat June 20th/ Sun June 21st - 12:00pm-2:00pm \*\***Welcome to this beautifully maintained 3-bedroom CORNER townhouse in the prestigious Mosaic of Aspen Hills. With over 1240 sq ft of thoughtfully designed living space, this sun-filled unit stands out for its premium location, modern upgrades, and double attached garage. The main level features rich hardwood flooring, oversized windows, and an open-concept layout perfect for both daily living and entertaining. The stylish kitchen is highlighted by granite countertops, a large central island, stainless steel appliances, and a built-in breakfast nook. Upstairs, the spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, complemented by two additional bedrooms and a full 4-piece bath. Notable upgrades include a NEW HIGH-EFFIECIENCY FURNACE (2024) and CENTRAL AIR CONDITIONING for year-round comfort. The lower level offers laundry and ample storage space with direct garage access. Located in Aspen Woods&mdash;one of Calgary&rsquo;s most desirable communities&mdash;you're just steps from top-rated schools, boutique shopping, restaurants, parks, and transit. Whether you&rsquo;re a first-time buyer, downsizer, or investor, this turnkey property checks all the boxes! This is a must see!