



GRASSROOTS
REALTY GROUP

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222 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2242897



\$554,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Many Trees, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Office desk, floating shelves throughout

Water: -

Sewer: -

Condo Fee: \$ 281

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

OPEN HOUSES SATURDAY August 2nd & SUNDAY August 3rd 1-4pm Set in the heart of ASPEN WOODS, this stylish townhome offers the perfect blend of comfort, convenience and low-maintenance living—ideal for professionals, roommates, or downsizers who value smart layout and lifestyle. With its FRONT PATIO overlooking a manicured courtyard, this home welcomes you with leafy green views and a peaceful front entrance. Inside, the OPEN MAIN FLOOR layout is warm and functional, anchored by a front living room with large windows that capture the morning sun. The PRIVATE BALCONY is located at the back of the home and accessed through the kitchen, offering a sunny spot for morning coffee or evening BBQs. The central kitchen is both beautiful and efficient, featuring GRANITE COUNTERTOPS, FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, a CORNER PANTRY, and a generous ISLAND with seating for casual meals. The DINING AREA is nicely separated, offering a cozy space for shared meals. A tucked away POWDER ROOM adds everyday convenience. Upstairs, a thoughtful DUAL PRIMARY FLOORPLAN offers flexibility and privacy, with TWO BEDROOMS—each with a WALK-IN CLOSET and its own ENSUITE. The front-facing bedroom features a 4-PIECE BATH, while the rear bedroom includes a STAND-UP SHOWER with a 3-PIECE BATH layout. A BONUS SPACE with an included desk sits at the top of the stairs providing a great work-from-home nook or reading corner. The LOWER LEVEL provides practical function with LAUNDRY (including NEW WASHER and DRYER), great STORAGE, and direct access to the DOUBLE ATTACHED GARAGE—drywalled, insulated, and ready for Calgary winters. Other upgrades include a SLIM PROFILE CENTRAL A/C system,

PHANTOM SCREEN, CENTRAL VACUUM SYSTEM, NEWER FRIDGE, and HOT WATER TANK. Enjoy your own ENCLOSED FRONT PATIO with BBQ GAS LINE, the safety and ease of condo maintenance, and access to walking paths, playgrounds, and the vibrant shops and restaurants of Aspen Landing. Schools like WEBBER ACADEMY, RUNDLE COLLEGE, and GUARDIAN ANGEL are all within easy reach, along with transit and west-side amenities. A well-cared-for home in a highly sought-after neighbourhood—designed to elevate your everyday.