



GRASSROOTS
REALTY GROUP

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306 Ascot Circle SW
Calgary, Alberta

MLS # A2254995



\$568,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,146 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 323
LLD:	-
Zoning:	M-1 d79
Utilities:	-

Inclusions: none

Welcome to 306 Ascot Circle SW This bright and stylish 2-bedroom, 2.5-bath townhome offers a thoughtfully designed layout, perfect for young professionals, families, downsizers, or investors. Located in the heart of Aspen Woods, this home combines convenience, comfort, and green space surroundings. Step inside to an open-concept main floor featuring a spacious living area, dining space, and a modern kitchen with sleek cabinetry, stainless steel appliances, and ample counter space. Large windows fill the home with natural light, while the private balcony provides a perfect spot for morning coffee or evening relaxation. Upstairs, you'll find two generous bedrooms, each with its own ensuite bathroom, creating the ideal setup for roommates, guests, or a home office. A convenient half-bath is located on the main level for visitors. The double tandem attached garage provides secure parking and extra storage, while the landscaped complex offers direct access to walking paths and green space offering both privacy and a connection to nature. Enjoy the peace and quiet while being just minutes from the shops and restaurants of Aspen Landing, top-rated schools, and easy access to downtown and the mountains. Key Features: 2 Bedrooms | 2.5 Bathrooms Open-concept living with modern finishes Attached garage with storage Balcony overlooking green space Located in the sought-after Community of Aspen Woods Don't miss your opportunity to own this beautiful townhome in one of Calgary's most desirable communities.