



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2262197**



**\$465,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Interior Lot, Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Track Lighting		
<b>Inclusions:</b>	Central Vacuum (No Attachments), Murphy Bed		

**\*\* Open House on Saturday, October 4, 2-4 pm. \*\***Welcome to 205 Aspen Hills Villas SW &mdash; a beautifully appointed 2 bed, 3 bath townhome tucked into the quiet and sought-after Mosaic of Aspen Hills. Inside, high-end finishings and smart design create a space that's both stylish and functional. The open main floor features a gourmet kitchen with granite island, premium appliances, and a living room that opens to your private west-facing patio. Upstairs, the primary suite offers a spacious ensuite retreat, while the second bedroom is complete with custom built-ins and a Murphy bed, ideal for a home office or guest space. With a tandem double attached garage, air conditioning, and low condo fees, all in a location minutes from Aspen Landing, schools, and the mountains&mdash;this home is the perfect balance of comfort and lifestyle.