



GRASSROOTS
REALTY GROUP

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306 Ascot Circle SW
Calgary, Alberta

MLS # A2275951



\$528,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,146 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Exceptional 2-bedroom, 2.5-bath townhome located in the prestigious community of Aspen Woods. Thoughtfully designed with refined finishes and abundant natural light, this residence offers a sophisticated yet functional layout ideal for professionals, downsizers, or discerning investors. The open-concept main level features an elegant living and dining area complemented by a contemporary kitchen with sleek cabinetry, stainless steel appliances, and generous counter space, perfect for both everyday living and entertaining. Large windows and a private balcony create a bright, inviting atmosphere. Upstairs, two spacious bedrooms each offer the luxury of private ensuite bathrooms, providing an ideal arrangement for guests or shared living. The double tandem attached garage delivers secure parking and additional storage. The well-maintained complex features landscaped grounds and access to nearby walking paths. Ideally situated just minutes from Aspen Landing, top-rated schools, major commuter routes, mountain access, and nearby ski hills, this home offers an exceptional blend of luxury, lifestyle, and convenience.