



**306 Ascot Circle SW  
Calgary, Alberta**

**MLS # A2275951**

**\$528,000**



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

<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>	\$ 323
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d79
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.