



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

111 Ascot Point SW
Calgary, Alberta

MLS # A2277264



\$525,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 111 Ascot Point SW, a beautifully located Aspen Woods 2 bed 2 bath townhouse backing directly onto an environmental reserve and wetlands, a rare offering in West Calgary. This peaceful, nature filled setting offers exceptional privacy and scenic views, while still providing easy access to everyday amenities. Ideally situated on the west side of Aspen Woods, this home is minutes from Aspen Landing Shopping Centre, markets, cafes, transit, top rated schools, and major commuter routes. This two-storey, air conditioned, townhome offers approximately 1,200 sq ft of well-designed living space with 9' ceilings, maple hardwood flooring, quartz countertops, a breakfast bar, and open living and dining areas ideal for modern living. Upstairs, the primary bedroom overlooks the wetlands, providing a quiet and private retreat. A 5 piece bathroom, a spacious second bedroom and newer washer & dryer complete the upper level. Additional features include an attached double garage, an additional parking pad, private outdoor space, and access to a community terrace overlooking the reserve. An ideal opportunity for professionals or couples seeking a West Calgary townhome in a highly desirable, walkable community. Quick possession available.