



**111 Ascot Point SW  
Calgary, Alberta**

**MLS # A2277264**



**\$525,000**

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

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