



**23 Aspen Hills Terrace SW
Calgary, Alberta**

MLS # A2294416



\$549,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,221 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Window coverings

This townhome located in Mosaic of Aspen Woods, offers sophisticated, low-maintenance living in one of Calgary's most sought-after west-side communities. Ideally located near 17th Avenue, Bow Trail, and Stoney Trail, this home provides quick access to downtown, the Rocky Mountains, and nearby transit, including the LRT. Excellent schools, parks, and walking pathways are all just steps away. This bright home offers over 1220 sq. ft. of living space and features a south-facing primary bedroom, living room, and patio, filling the spaces with natural light throughout the day. The main level showcases hardwood floors, granite countertops, and an inviting kitchen with a convenient eating counter and nook, complemented by upgraded hardware, lighting, and plumbing fixtures. The kitchen is equipped with Samsung and LG appliances, including a Samsung refrigerator, LG induction range with over-the-range microwave, and a Whirlpool dishwasher. Air conditioning adds year-round comfort. A balcony off the kitchen adds a functional outdoor space. Upstairs you'll find three bedrooms, including a primary bedroom with a walk-in closet and 3-piece ensuite, plus a full secondary bathroom. A main floor powder room adds everyday convenience. The lower level offers ample storage and laundry space, while the double attached garage provides secure parking and additional storage. Located just minutes from Aspen Landing, West District and Westhills Towne Centre, you'll enjoy easy access to boutique shopping, restaurants, and everyday amenities.