



**1207, 1850 80 Street SW  
Calgary, Alberta**

**MLS # A2296645**



**\$422,415**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Kitchen Island, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 331

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** NA

Welcome to Aspen Village by Vesta Properties! This is modern urban living in a thoughtfully designed 2-bedroom residence offering exceptional functionality, contemporary finishes, and a vibrant lifestyle setting. Featuring an open-concept layout, this home combines comfort and style with a spacious living area and designer kitchen ideal for both everyday living and entertaining. The sleek kitchen showcases quartz countertops, full-height cabinetry, under-mount sinks, and a large central island with pendant lighting. Energy-efficient stainless-steel appliances and a rare oversized in-suite laundry and storage room provide exceptional practicality and modern convenience. Two well-proportioned bedrooms offer flexibility for guests, a home office, or family living, while the elegant bathroom features clean modern detailing, quartz surfaces, and timeless fixtures. Durable luxury vinyl plank flooring flows throughout, complemented by curated interior palettes and contemporary ceiling finishes. Enjoy outdoor relaxation on your private balcony. Built with quality construction standards including triple-pane windows, engineered floor systems, and enhanced soundproofing, this home offers comfort, quiet, and energy efficiency. Residents will have the opportunity to join the members-only Aspen Club, a private amenity hub featuring collaborative workspaces, lounge areas, a state-of-the-art fitness centre and spin studio, yoga and games rooms, and beautifully designed rooftop gathering spaces. Aspen Village will also feature an Urban Village with over 60,000 sq. ft. of planned retail and services, offering pedestrian-friendly streets lined with boutique shopping, caf&eacute;s, dining, wellness studios, daycare, medical services, and everyday conveniences&mdash;creating a vibrant and connected community atmosphere. Ideally positioned close to transit, parks,

shopping, and key lifestyle amenities, this residence presents an exceptional opportunity for first-time buyers, downsizers, or investors seeking long-term value in one of Calgary's most exciting emerging communities. Anticipated possession is scheduled for 2027.