



**GRASSROOTS**  
REALTY GROUP

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**169 Aspen Hills Villas SW**  
**Calgary, Alberta**

**MLS # A2193343**



**\$549,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Electric Gate, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Water
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Windows coverings control(s), Smart temperature control		

OPEN HOUSE SATURDAY (MAR 22) 1:00-4:00 PM. Discover this beautifully 2-bedroom, 2.5-bathroom townhouse in the desirable Aspen wood community. This cozy home offers an open-concept main floor with hardwood flooring, a modern kitchen with quartz countertops, and a spacious island with seating—perfect for entertaining. A unique multi-functional nook with a window offers a versatile space that can be used as a dining area, home office, or reading nook, filling the home with natural light. Upstairs, you’ll find two large bedrooms with walk-in closets and four-piece bathrooms. An office area provides an additional area for work or study. The double-attached tandem garage provides parking for two vehicles. The basement has a lot of extra storage or space for a home gym. Enjoy a prime location facing green space, just steps from Aspen Landing shopping center (1km), top-rated schools (Webber Academy 1.1km, Rundle College 2km, Ernest Manning 2.6km, Dr. Robert Bondar School 2.2km, etc.), parks, bike trails, and transit, with easy access to downtown and the mountains. You will experience the perfect blend of comfort, style, and convenience—book your showing to see your home today!