

# \$564,500 - 55 Aspen Hills Common Sw, Calgary

MLS® #A2239491

**\$564,500**

2 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

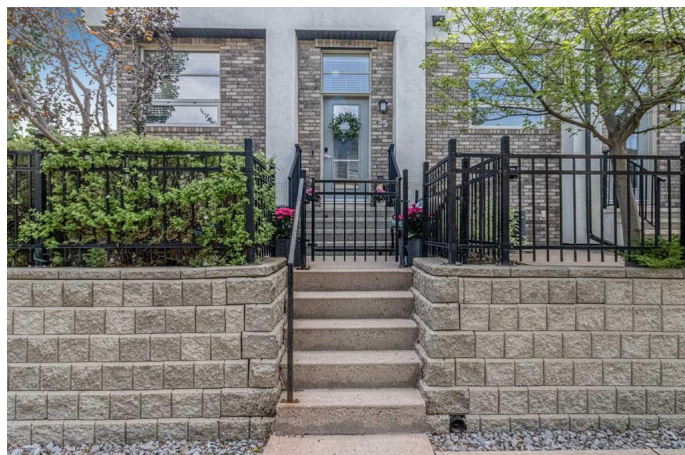
Fantastic Townhome in Aspen Woods. This 2 storey townhome is perfect for anyone looking to be in this sought after neighborhood. This corner unit has lots of windows, a nice view from the front, a great floor plan with loads of upgrades, air conditioning, a great front patio with gas hook up for your bbq, and so much more. The main floor is an open concept with hardwood flooring throughout, dark cabinets, Brand New GE Profile fridge, New super silent bosch Dishwasher, a great island and separate eating bar. Upstairs you will find 2 master bedrooms both with their own ensuites and there is an area in the hallway for a desk/computer area. The basement is partial with lots of storage and right behind that is an attached double garage. The home also has a water monitoring system and Smart smoke detectors and co2 monitors. Don't miss out on this beautifully maintained home. Tons of amenities close by with easy access to the mountains in the West. 17th Ave LRT is nice and close as well for those who may work downtown and don't want the hassle of driving in rush hour traffic. Call to book your showing today!!

Built in 2010

## Essential Information

MLS® # A2239491

Price \$564,500



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	55 Aspen Hills Common Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0R7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Gas Cooktop, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 13th, 2025
Days on Market	52
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.