# \$574,900 - 31 Aspen Hills Common Sw, Calgary

MLS® #A2225917

### \$574,900

2 Bedroom, 3.00 Bathroom, 1,203 sqft Residential on 0.03 Acres

Aspen Woods, Calgary, Alberta

Welcome to one of the best locations in Mosaic of Aspen Hillsâ€"this beautifully situated end-unit townhouse offers unmatched privacy and tranquility in the heart of Aspen Woods. This air-conditioned 2-bedroom, 2.5-bathroom home backs onto a lush canopy of mature trees and fronts a charming, established courtyard. Inside, you'II find a bright, open-concept main floor that blends functionality with elevated style. The chef-inspired kitchen features a massive granite island, gas range, stainless steel appliances, pantry, and sunny breakfast nook/denâ€"ideal for your morning coffee or home office setup. Large windows flood the space with natural light, while the adjoining living and dining areas offer a warm and welcoming space for entertaining. A convenient powder room and durable laminate flooring complete this level. Upstairs, the thoughtful dual master layout provides the perfect setup for a professional or couple, with both bedrooms offering generous windows, walk-in closets, and private ensuites with granite countertops and heated floors. For added convenience, the laundry room with built-in storage is located on the upper level. The partially finished lower level adds valuable flexibility with mud room area and extra storage offering additional space combining for a total of over 1400 sq. ft. Access your double attached garage directly from this level for ultimate ease year-round. Located just a short stroll from the boutiques, dining, and amenities







of Aspen Landing, and offering quick access to Stoney Trail and the mountains, this home perfectly balances urban convenience with natural serenity. Don't miss your chance to own one of the best-located units in this sought-after community. Book your private showing today!

#### Built in 2010

#### **Essential Information**

MLS® # A2225917

Price \$574,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,203

Acres 0.03

Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 31 Aspen Hills Common Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3B 4T5

#### **Amenities**

Amenities Other, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, See Remarks

Appliances Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave

Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Backs on to Park/Green Space, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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.