

# \$574,900 - 12 Aspen Hills Terrace Sw, Calgary

MLS® #A2217974

**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

**\*\*OPEN HOUSE: May 10th & 11th - 1 PM to 3 PM\*\*** Welcome to effortless elegance in the heart of Aspen Woods. Tucked into the highly sought-after Mosaic of Aspen Hills, this 3-storey townhome delivers the perfect balance of upscale living and low-maintenance convenience – ideal for downsizers, first-time buyers, or professionals seeking a refined lock-and-leave lifestyle. Spanning nearly 1,500 sq ft across three thoughtfully designed levels, this home features 2 generously sized bedrooms – each with its own private ensuite and walk-in closets. The open-concept main level blends functionality with comfort. Enjoy rich hardwood flooring, a thoughtfully designed kitchen built for both function and flair with full-height dark-stained maple cabinetry, sleek granite countertops, a central island, and adjacent dining space – all seamlessly connected to a sun-splashed living room with access to a private balcony overlooking the landscaped courtyard. Whether you’re hosting or unwinding, this layout is designed for easy living. On the ground floor, a spacious flex room offers options galore: home office, home gym, hobby studio – you decide. The double attached garage adds peace of mind with secure parking and extra storage, while the charming fenced front patio create a welcoming presence. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, and the West



LRT stationâ€”this address delivers on location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and cafÃ©s. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience youâ€™ve been waiting for. This is a must see!

Built in 2009

**Essential Information**

MLS® #	A2217974
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	12 Aspen Hills Terrace Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P3

**Amenities**

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

Interior

Interior Features	Breakfast Bar, Granite Count
Appliances	Dishwasher, Dryer, Elect Refrigerator, Washer, Window
Heating	Forced Air
Cooling	None
Basement	None



Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt
Construction	Brick, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	DC

Listing Details

Listing Office	eXp Realty
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