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

MLS® #A2217974

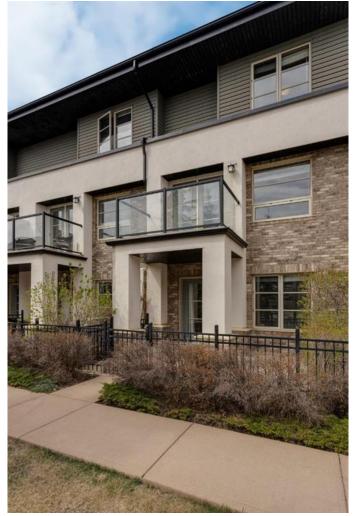
# \$574,900

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 â€" 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 bedroomsâ€"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 spaceâ€"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 studioâ€"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 cafés. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience you'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, Windov

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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