

# \$535,000 - 229 Ascot Circle Sw, Calgary

MLS® #A2246425

**\$535,000**

2 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Step into modern elegance and convenience in the heart of Aspen Woods, Calgary's premier community for young families and professionals seeking an exceptional lifestyle. This impeccably presented contemporary townhouse offers the perfect blend of stylish living, functional design, and access to top-tier amenities. Welcome guests into a bright and comfortable living room, centered around a cozy fireplace — perfect for relaxing evenings. Adjacent, find a dedicated dining area, ideal for family meals and entertaining. The well-laid-out kitchen boasts functionality and modern appeal, ready for culinary adventures. A convenient powder room completes this level. Upper level, experience ultimate privacy and luxury with two spacious master bedrooms, each featuring its own elegant ensuite bathroom. A dedicated laundry room on this upper level adds significant daily convenience. The attached Double Tandem Garage provides ample space for vehicles and storage, a rare and valuable asset. Throughout the home, enjoy modern touches and a well-maintained, move-in-ready condition. Quick connections to major routes (Stoney Trail, Sarccee Trail, Trans-Canada Hwy) simplify commutes and adventures. This Aspen Woods gem perfectly caters to the dynamic lifestyle of young professionals and families. Enjoy the perfect combination of a serene, family-oriented community, unparalleled access to top schools and amenities, and a beautifully designed,



low-maintenance home featuring the unique benefit of two master suites. Don't miss this rare opportunity! This meticulously presented townhouse is a must-see. Contact us to schedule your private viewing today!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246425      |
| Price          | \$535,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,211         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 229 Ascot Circle Sw |
| Subdivision | Aspen Woods         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 0X2             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |        |             |    |        |       |    |         |       |      |
|-------------------|--------|-------------|----|--------|-------|----|---------|-------|------|
| Interior Features | Closet | Organizers, | No | Animal | Home, | No | Smoking | Home, | Open |
|-------------------|--------|-------------|----|--------|-------|----|---------|-------|------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
|                 | Floorplan                                                                                      |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                        |
| Cooling         | None                                                                                           |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Electric                                                                                       |
| Basement        | None                                                                                           |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 60                |
| Zoning         | M-1 d79           |
| HOA Fees       | 240               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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