



THE
A-TEAM

**RE/MAX
FIRST**

311 ASPEN MEADOWS Hill, Calgary T3H 0G3

MLS® #: **A2107059**

Area: **Aspen Woods**

Listing Date: **02/09/24**

List Price: **\$958,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,999**
Low Sqft:
Ttl Sqft: **2,999**

DOM

100

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **544**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Microwave,Oven**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Second	8`11" x 20`0"	Bedroom - Primary	Second	11`6" x 19`5"
Bedroom	Main	14`7" x 12`0"	Bedroom	Second	15`1" x 14`8"
3pc Bathroom	Main	4`4" x 8`4"	4pc Ensuite bath	Second	5`7" x 10`0"
2pc Bathroom	Third	5`6" x 4`7"			

Legal/Tax/Financial

Condo Fee:
\$967

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0813072**

Remarks

Pub Rmks: **Unique high-end luxurious 3-Story townhouse in West 17 lofts with PRIVATE ELEVATOR. One Block from LRT. With a Top floor Manhattan style BRICK accented kitchen, extended height ceilings, 9 & 10 foot. This is a rare style of home that will wow everyone who walks in. This impactful design delivers 3 floors (each with a balcony) of approx 3000 sqfts. 3 bedrooms, 3 full baths (2 ensuite baths) and large HEATED attached DEEP double garage plus abundant storage. HIGH END APPLIANCES. Extensive Brickwork throughout. Minutes to downtown (Driving or C-Train), Aspen Landing or Westhills shopping complex or a fast getaway west to Kananaskis, Banff & beyond. Book a view now.**

Inclusions: **Build-in Refrigerator and freezer, Dishwasher, Microwave**
Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







