



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 ASPEN HILLS Villas, Calgary T3H0H8**

MLS®#: **A2140559**      Area: **Aspen Woods**      Listing Date: **06/13/24**      List Price: **\$579,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 27-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,233**  
 Low Sqft:  
 Ttl Sqft: **1,233**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting, Private Yard**

Construction: **Brick, Stucco, Vinyl Siding**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 12`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 17`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 13`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 11`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`1"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$267

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0813769

Remarks

Pub Rmks: **Welcome to this fabulous end unit in the sought after complex Mosaic at Aspen Hills. The perfect home for a savvy buyer looking to get into Aspen Woods as a first time home or investment. With low condo fees and timeless upgrades, this townhome features; hardwood flooring throughout the open-concept main floor, a grand kitchen with maple cabinetry, a full appliance package, an impressive island, granite counter tops & significant cabinet & counter space. With two dining options (or convert one to an open main floor den), working from home and hosting friends and family is a breeze. The large dining area is bright with the addt'l windows exclusive to corner units. The living room is the ideal place to entertain or unwind with picture window overlooking the west facing patio and greenspace. Upstairs, 2 large bedrooms await each with their own 4-piece bathroom and walk-in closets. The upper level also offers built in storage plus a full nook area for an office/hobby space. Downstairs, the basement offers great space being partially developed with flooring, drywall, laundry and storage which leads to the attached double garage. Other updates include; newer Stainless Steel Microwave Hoodfan, Refrigerator, Dishwasher plus carpet on the upper level. This move-in ready home is in the perfect location with a sunny west-facing front yard overlooking the greenspace - it is sure to please! Call your favourite Realtor and set up a showing today! Aspen Woods is waiting for you!**

Inclusions: **Freestanding bookshelf in basement**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





