

453 ASCOT CIRCLE Circle, Calgary T3H 0X3

MLS®#: **A2154855** Area: **Aspen Woods** Listing Date: **08/02/24** List Price: **\$540,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **731 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Other**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`5" x 111`10"	Bedroom	Upper	13`5" x 10`9"
4pc Bathroom	Second	5`2" x 8`2"	3pc Ensuite bath	Second	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$302** Title: **Fee Simple** Zoning: **Zone W**

Fee Freq:
Monthly

Legal Desc: **1211613**

Remarks

Pub Rmks: **DUAL PRIMARY BEDROOMS | ATTACHED GARAGE | 2 OUTDOOR SPACES | GREAT LOCATION OPEN HOUSE ON SATURDAY AUGUST 31 FROM 4PM - 6PM. If you're craving a charming retreat, your search ends here. Introducing the exclusive Enclave villas in Aspen Woods—a perfect getaway right at home. This exquisite Canmore-style townhouse boasts over 1200 sqft of living space, featuring two generous bedrooms, each with its own en-suite bathroom. Enjoy your morning coffee on the balcony overlooking the serene courtyard, and entertain effortlessly with a kitchen that opens seamlessly into the dining and living areas. The property also includes a double indoor tandem garage. Phenomenally located close to prestigious schools including Webber Academy, extensive amenities, restaurants, the 69 Street LRT Station and Westside Rec Centre, this home is surrounded by scenic trails ideal for evening strolls. The Aspen Woods community offers both convenience and connectivity, with quick access to Stoney Trail, public transportation, and local amenities. Step into a welcoming foyer on the main level that connects to the tandem garage. Inside, you'll find modern finishes, 9-foot ceilings, and stylish decor throughout. The main floor features quartz countertops, abundant natural light, a South-West facing patio with a BBQ gas line, and a spacious dining and living area with a convenient half bath. Upstairs, discover two large bedrooms, a luxurious 4-piece bathroom, and an upstairs laundry room equipped with a washer and dryer. With nearby walking paths, bike trails, schools, shopping centers, and more, this property offers a blend of comfort, style, and accessibility.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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