

51 ASPEN HILLS Green, Calgary T3H0H6

MLS®#: **A2157743** Area: **Aspen Woods** Listing Date: **08/14/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **Other**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,224**
 Low Sqft:
 Ttl Sqft: **1,224**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 13`10"	Kitchen	Main	12`6" x 11`11"
Dining Room	Main	8`1" x 13`9"	2pc Ensuite bath	Main	4`11" x 4`10"
Bedroom - Primary	Second	13`9" x 9`9"	Bedroom	Second	10`7" x 8`4"
Bedroom	Second	9`9" x 8`5"	4pc Ensuite bath	Second	9`5" x 4`11"
4pc Bathroom	Second	7`10" x 4`11"	Breakfast Nook	Second	7`7" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0714742**

Remarks

Pub Rmks: **Gorgeous 2 Storey Townhouse in a well managed condominium complex in sought after ASPEN, come check out this "must see" unit FAST!! Walk in and be greeted with a nice BRIGHT cheerful OPEN Floor plan with Living, Dining and Kitchen. HUGE GRANITE Kitchen Island, perfect for entertaining and meal preps, built-in shelves and BONUS Flex Nook Space adjacent to kitchen for office, sitting, or even storage use, awaiting your design ideas. Smartly tucked away half bath completes the main. Upper floor boasts 3 bedrooms with the Primary Bedroom having its own ENSUITE 4 Piece Bathroom, and also 2nd full 4 piece Bathroom. Laundry in Basement Utility Room, large enough space to possibly developed into a den. BONUS LARGE DOUBLE Attached GARAGE, front concrete patio space with gas line for bbq, a Balcony off the Kitchen, CLOSE to TONS of AMENITIES and SOUGHT After SCHOOLS, makes this a must on your list to view. Check out the pictures, then CALL your Favourite Realtor FAST to VIEW!!!**

Inclusions: **N/A**
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