



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 ASPEN HILLS Drive, Calgary T3H 0P9**

MLS® #: **A2162824**      Area: **Aspen Woods**      Listing Date: **09/06/24**      List Price: **\$495,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,153 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,248**  
 Low Sqft:  
 Ttl Sqft: **1,248**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Assigned,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 7`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 14`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 9`4"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 13`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`8" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 11`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`7" x 21`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`1" x 15`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$354**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1010944**

Remarks

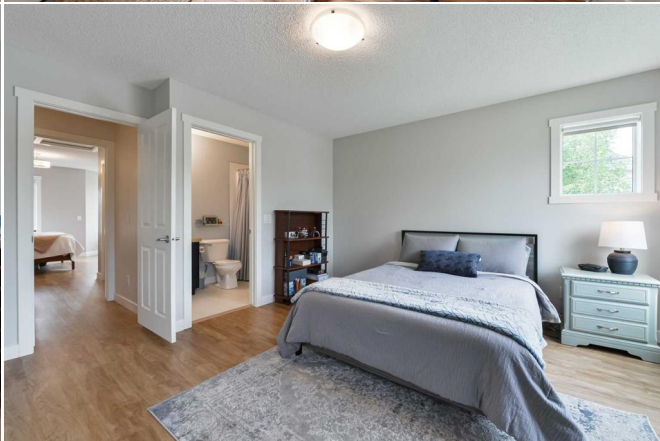
Pub Rmks: **Quite possibly the best unit in the entire complex. This is a corner unit with a private side entrance, tons of windows, a large (fenced) backyard, two primary bedrooms with ensuites, a finished basement (with a full bathroom), and two parking stalls (one titled and one assigned). This beautiful home is in exceptional condition, freshly painted, extremely well-maintained, and ready for new owners! The main level features a very spacious living room with windows on two sides and a stunning kitchen with two-tone cabinetry, quartz countertops, and a nook in the kitchen, allowing plenty of room for a table and chairs. (The additional alcove space is on all three levels and is another advantage of the corner unit.) Upstairs are two extra-large bedrooms, each with their own ensuite. The downstairs is nicely developed, including a large bathroom, but still has plenty of storage space. Fantastic location, a short walk to Webber Academy, Calgary Academy, or Guardian Angel School. Also close to extensive shopping at Aspen Landing, as well as Blush Lane, Ladybug Cafe, etc. Condo fees are super reasonable, and the complex is very well maintained, including snow removal and lawn maintenance (even in the backyard!). This is a golden opportunity right now for the right buyer.**

Inclusions:  
Property Listed By: **NA  
RE/MAX Realty Professionals**

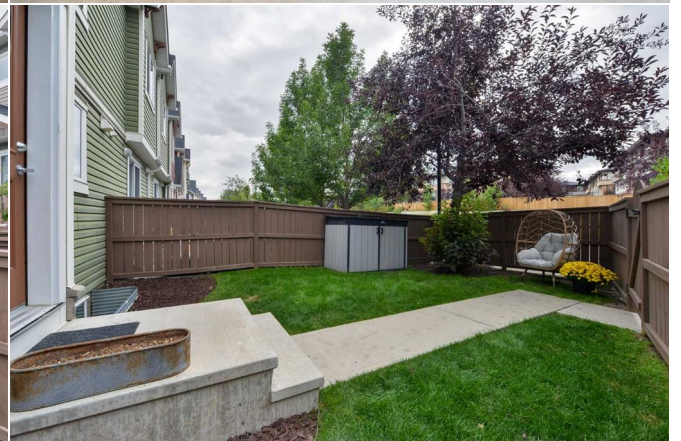
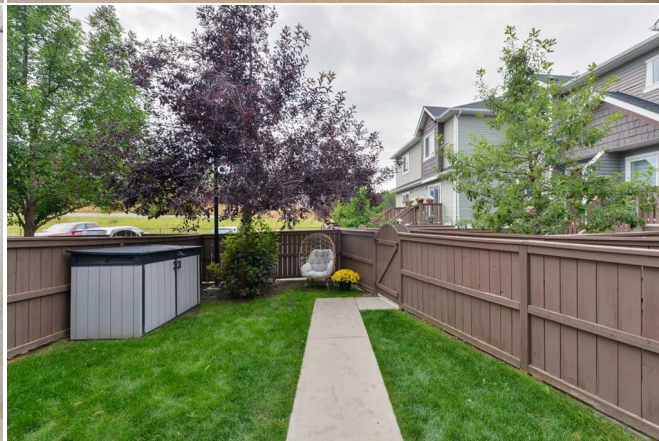
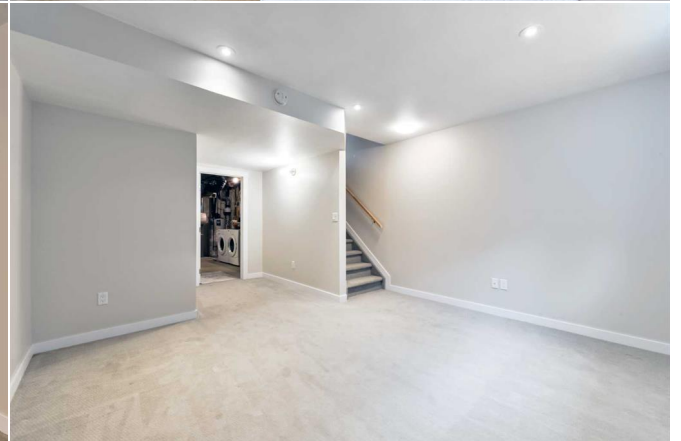
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**135 Aspen Hills Dr SW, Calgary, AB**

Main Floor Exterior Area 617.70 sq ft  
Interior Area 543.82 sq ft



PREPARED: 2024/09/05

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**135 Aspen Hills Dr SW, Calgary, AB**

2nd Floor Exterior Area 630.71 sq ft  
Interior Area 527.70 sq ft



PREPARED: 2024/09/05

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**135 Aspen Hills Dr SW, Calgary, AB**

Basement (Below Grade) Exterior Area 424.66 sq ft  
Interior Area 368.00 sq ft  
Excluded Area 134.02 sq ft



PREPARED: 2024/09/05

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