



THE
A-TEAM

**RE/MAX
FIRST**

19 ASPEN HILLS Common, Calgary T3H0R7

MLS®#: **A2170431** Area: **Aspen Woods** Listing Date: **10/03/24** List Price: **\$549,000**
 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: **979 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,215**
 Low Sqft:
 Ttl Sqft: **1,215**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Garden,Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Brick,Stucco,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 10`4"	Kitchen	Main	14`5" x 8`3"
Dining Room	Main	9`4" x 8`11"	Bedroom - Primary	Upper	13`8" x 10`10"
Bedroom	Upper	8`6" x 8`4"	Bedroom	Upper	11`0" x 8`4"
4pc Bathroom	Upper	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1111756**

Remarks

Pub Rmks: **Welcome to the most desirable community of ASPEN WOODS. This contemporary 3 bedroom, 2.5 bath townhome has all the things you could want in a home. Open floor plan, Spacious kitchen with breakfast bar and island, stainless still appliances, granite counters, Newer hardwood and Carpet. built-in VACU-FLO, CENTRAL A/C. Don't forget the attached double garage equipped with two heaters & great patio area. The lower level is unfinished and offers plenty storage. Close to shopping area, prestigious schools - private, public and catholic, LRT, Westside Rec Centre. Easy access to Stoney Trail and quick exit from city to the mountains!**

Inclusions: **None**
Property Listed By: **Homecare Realty Ltd.**

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





