



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 ASPEN HILLS Villas, Calgary t3h 0h8**

MLS®#: **A2176299**      Area: **Aspen Woods**      Listing Date: **10/30/24**      List Price: **\$515,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 13-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,101**  
                     Low Sqft:  
                     Ttl Sqft: **1,101**

Access:  
 Lot Feat: **Front Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

DOM

**22**  
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**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Courtyard,Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,Pantry,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 11`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 12`3"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`0"</b>	<b>Den</b>	<b>Main</b>	<b>5`2" x 7`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$266**

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

Zoning:  
**DC**

Legal Desc: **0813769**

Remarks

Pub Rmks: **Discover this stunning two-bedroom townhome with double master suites and a double attached garage—priced to move! Located in Calgary's highly sought-after Aspen Woods, this unit places you just minutes from the lively Aspen Landing shopping center, filled with shops, restaurants (OJs, Lady Bug, Belmont Diner), banks, and conveniences like Safeway. Ideal for a small family or anyone looking to embrace the vibrant Aspen Woods lifestyle, this home is also a quick stroll to Guardian Angel School, Rundle School and Calgary Academy. As you enter, the main floor welcomes you with an open-concept design, showcasing a spacious living room, a chef-inspired kitchen featuring granite countertops, a central island, and sleek stainless steel appliances. A dedicated dining area and versatile den complete the main level, making it perfect for entertaining or working from home. Upstairs, you'll find two generous master bedrooms, each with a private ensuite, plus a cozy nook that can be used as a den or reading area. With a double garage and a charming front patio, this property offers convenience, style, and comfort. This unit is priced to sell—don't miss your chance to see it! Call your favorite agent today to book a showing.**

Inclusions: **none**  
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**







