



THE
A-TEAM

**RE/MAX
FIRST**

175 ASPEN HILLS VILLAS , Calgary T3H 0H8

MLS®#: **A2176896**

Area: **Aspen Woods**

Listing Date: **11/01/24**

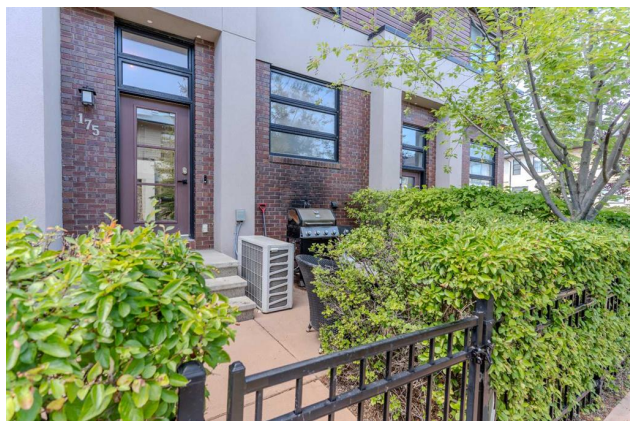
List Price: **\$525,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,237**
Low Sqft:
Ttl Sqft: **1,237**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 12`7"
Kitchen	Main	13`9" x 13`9"
Bedroom - Primary	Second	13`8" x 11`4"
Bedroom	Second	8`4" x 13`7"
4pc Bathroom	Second	7`9" x 4`10"

Room	Level	Dimensions
Dining Room	Main	13`8" x 7`6"
2pc Bathroom	Main	6`9" x 3`1"
Bedroom	Second	8`6" x 8`3"
4pc Bathroom	Second	7`9" x 5`0"
Hall	Second	13`10" x 3`4"

Legal/Tax/Financial

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0812668;99**

Remarks

Pub Rmks: **OPEN HOUSE HAPPENING ON SATURDAY, NOVEMBER 2 BETWEEN 1PM - 4PM. Discover the perfect blend of style and convenience in this beautiful townhouse located in the heart of Aspen Woods. This 2-story home offers 3 spacious bedrooms, 2.5 baths, and an inviting open-concept living area. The modern kitchen features stainless steel appliances, a breakfast bar, and a west-facing balcony—perfect for relaxing. Upstairs, the primary bedroom includes a private 4-piece ensuite and generous closet space, while two additional bedrooms and a full bath provide plenty of room. The fully finished basement offers a versatile space for a home office or gym with direct access to the double attached garage. Ideally situated near schools, shopping, dining, and transit, with easy access to the mountains. Book your showing today!**

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

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



