



THE
A-TEAM

**RE/MAX
FIRST**

333 ASPEN HILLS Villas, Calgary T3H 0H9

MLS®#: **A2178177** Area: **Aspen Woods** Listing Date: **11/08/24** List Price: **\$519,900**
 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: **Back Lane,Front Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,255**
 Low Sqft:
 Ttl Sqft: **1,255**

DOM

12
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Stucco,Vinyl Siding,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: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`8" x 12`0"
Living Room	Main	13`10" x 12`4"
Foyer	Main	5`8" x 4`4"
Furnace/Utility Room	Basement	5`8" x 4`10"
Bedroom - Primary	Second	12`8" x 12`0"
3pc Ensuite bath	Second	8`0" x 4`10"

Room	Level	Dimensions
Dining Room	Main	12`2" x 8`8"
Flex Space	Second	12`8" x 8`10"
Laundry	Basement	12`0" x 10`6"
Bedroom - Primary	Second	12`10" x 10`0"
2pc Bathroom	Main	5`0" x 4`10"
4pc Ensuite bath	Second	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0914790**

Remarks

Pub Rmks: **Step into this beautifully designed, move-in ready, end-unit townhome in Calgary's highly sought after Aspen Woods community. Offering dual master suites and a double attached garage, this home is perfect for those seeking both style and convenience. Ideally located just steps from transit, schools, shopping, dining, and parks, plus easy access to Stoney Trail, the mountains, and downtown, you're perfectly positioned to enjoy both urban amenities and outdoor adventures. Inside, the main floor is an open-concept layout that flows seamlessly. Gleaming hardwood floors highlight the spacious living room, while the kitchen features granite countertops, a central island, and sleek stainless steel appliances—ideal for preparing meals and hosting guests. A custom built-in desk adjacent to the kitchen provides a functional area for an office, study nook, or extra storage. Upstairs, you'll find two generous master bedrooms, each complete with its own private ensuite bathroom for maximum comfort and privacy. A cozy nook on this level can serve as a reading corner or a quiet home office. The home also boasts a developed basement that includes a laundry area with added storage cabinets for ultimate organization. The attached double garage ensures you have plenty of space for parking and additional storage, while the private front patio opens onto a beautifully landscaped greenspace exclusive to residents—an idyllic spot to relax or entertain. This townhome offers the perfect combination of convenience, style, and comfort—all at a price that's ready to move! Don't miss out on this incredible opportunity—book your showing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







