



THE
A-TEAM

**RE/MAX
FIRST**

124 ASPEN HILLS Villas, Calgary t3h 0h7

MLS®#: **A2189821** Area: **Aspen Woods** Listing Date: **01/23/25** List Price: **\$539,900**
Status: **Active** County: **Calgary** Change: **-\$10k, 30-Jan** 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:

Finished Floor Area
Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**
Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	7`5" x 5`1"	Kitchen	Main	12`0" x 12`10"
Dining Room	Main	13`9" x 7`0"	Living Room	Main	14`9" x 13`7"
Bedroom - Primary	Second	13`9" x 9`7"	Bedroom	Second	9`7" x 14`8"
Bedroom	Second	8`4" x 9`7"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0811138**

Remarks

Pub Rmks: **Discover this stunning three-bedroom townhome with 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 and Bush Lane. 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. One of the rare units with its own Private balcony for your BBQing. Upstairs, you’ll find three generous bedrooms. Primary bedroom with its own walk in closet and three piece ensuite. Two additional bedrooms and full four piece bath. 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







