

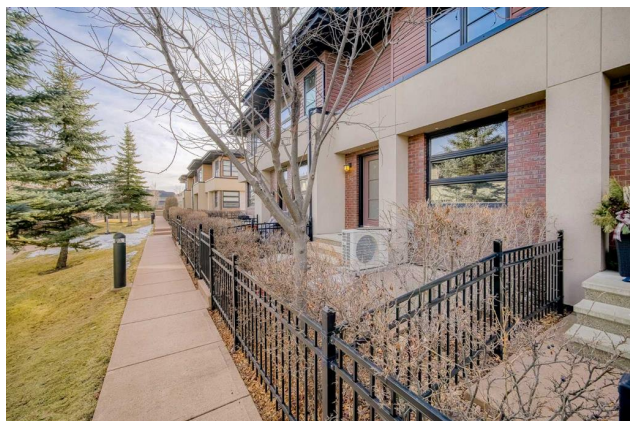


THE
A-TEAM

**RE/MAX
FIRST**

169 ASPEN HILLS Villas, Calgary T3H 0H8

MLS®#: **A2193343** Area: **Aspen Woods** Listing Date: **02/10/25** List Price: **\$559,900**
 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,Landscaped,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Electric Gate,Garage Door Opener,Garage Faces Rear**

DOM

17
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: **Brick,Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities: **Cable Available,Electricity Available,Natural Gas Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	9`11" x 12`4"	Bedroom	Second	11`10" x 11`3"
Living Room	Main	12`5" x 13`9"	Entrance	Main	5`10" x 4`3"
Dining Room	Main	7`6" x 13`9"	Kitchen	Main	14`8" x 12`1"
2pc Bathroom	Main	4`8" x 4`9"	Nook	Main	7`5" x 5`2"
Walk-In Closet	Second	5`7" x 4`6"	4pc Ensuite bath	Second	4`11" x 7`11"
Office	Second	7`2" x 5`7"	4pc Ensuite bath	Second	4`11" x 7`11"
Walk-In Closet	Second	5`11" x 4`5"	Laundry	Basement	12`11" x 17`2"

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0812668**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY (Feb 15) 1:00-4:00 PM. Discover this beautifully 2-bedroom, 2.5-bathroom townhouse in the desirable Aspen wood community. This cozy home offers an open-concept main floor with hardwood flooring, a modern kitchen with quartz countertops, and a spacious island with seating—perfect for entertaining. A unique multi-functional nook with a window offers a versatile space that can be used as a dining area, home office, or reading nook, filling the home with natural light. Upstairs, you'll find two large bedrooms with walk-in closets and four-piece bathrooms. An office area provides an additional area for work or study. The double-attached tandem garage provides parking for two vehicles. The basement has a lot of extra storage or space for a home gym. Enjoy a prime location facing green space, just steps from Aspen Landing shopping center (1km), top-rated schools (Webber Academy 1.1km, Rundle College 2km, Ernest Manning 2.6km, Dr.Robert Bondar School 2.2km, etc.), parks, bike trails, and transit, with easy access to downtown and the mountains. You will experience the perfect blend of comfort, style, and convenience—book your showing to see your home today!**

Inclusions: **Windows coverings control(s), Smart temperature control**
Property Listed By: **TrustPro Realty**

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

