



124 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2307273



\$539,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to this beautifully maintained and sun-filled 3 bedroom townhouse located in the highly desirable community of Aspen. Offering 1,155 sq ft of thoughtfully designed living space, this home combines comfort, functionality, and modern updates in one of Calgary's most sought-after neighbourhoods. The main floor features an open-concept layout with rich hardwood flooring, large windows bringing in abundant natural light from multiple directions, and a spacious living area perfect for both everyday living and entertaining. The kitchen is well-appointed with granite countertops, a central island with raised eating bar, ample cabinetry, and a dedicated dining area that flows seamlessly to the outdoor space. Upstairs, you will find a well-designed layout with a generous primary bedroom complete with a walk-in closet and private ensuite, along with additional bedroom(s) and a full bathroom—ideal for families, guests, or a home office setup. This home has been thoughtfully updated, including brand new refrigerator (2025), microwave (2025), water purifier (2025), and dishwasher (2025) providing added convenience and peace of mind for the new owner. Enjoy outdoor living with your own private patio—perfect for relaxing or entertaining during the warmer months. The property also includes a double attached garage, additional storage space, and easy access to visitor parking. Situated just minutes from shopping, restaurants, parks, and transit, this location offers exceptional convenience with quick access to downtown and the mountains. TOP-RATED SCHOOLS ARE CONVENIENTLY LOCATED JUST MINUTES AWAY BY CAR: RUNDLE COLLEGE (5 MINS), WEBBER ACADEMY (5 MINS), CALGARY ACADEMY (4 MINS), DR. ROBERTA BONDAR SCHOOL (5 MINS), ERNEST MANNING HIGH SCHOOL (6 MINS),

AND GUARDIAN ANGEL SCHOOL (2 MINS). Whether you are a first-time buyer, downsizer, or investor, this move-in ready home is a fantastic opportunity in a prime Aspen location.