



**206 Aspen Hills Villas SW  
Calgary, Alberta**

**MLS # A2307476**



**\$499,950**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome to this professionally renovated 2-bedroom, 3-bathroom townhome in the highly sought-after Mosaic of Aspen Hills—a quiet, beautifully maintained, and pet-friendly community. Thoughtfully designed to maximize both space and functionality, the open-concept main floor offers a bright and inviting atmosphere, perfect for entertaining or everyday living. Large windows flood the home with natural light, enhancing the clean, modern aesthetic throughout. The gourmet kitchen is a true standout, featuring contemporary cabinetry, stainless steel appliances, and a stunning quartz island—ideal for hosting family and friends. Elegant luxury vinyl plank flooring runs throughout the main level, combining style with durability. A convenient 2-piece bathroom completes this floor. Upstairs, you’ll find two spacious bedrooms, a full bathroom, and a dedicated laundry area. The primary suite offers a private retreat with its own 4-piece ensuite. Step outside to your large concrete patio overlooking the beautifully maintained courtyard—an ideal space to relax, unwind, or enjoy summer evenings. Tandem double garage. Located just minutes from Aspen Landing, Westside Recreation Centre, C-Train access, and top-rated schools, this home offers exceptional convenience. Enjoy nearby parks, pathways, and playgrounds, with easy access to downtown, Stoney Trail, and the mountains. Move-in ready and beautifully upgraded—this is Aspen living at its best. Book your private showing today.