



**25 Aspen Hills Terrace SW
Calgary, Alberta**

MLS # A2310430



\$543,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, See Remarks, Storage		
Inclusions:	N/A		

25 Aspen Hills Terrace SW, Calgary Well maintained 2 bedroom townhome in Aspen Woods with over 1200 square feet of living space and a highly functional dual primary layout. Each bedroom features its own full ensuite and walk in closet, plus a main floor half bath for guests. Open concept main level with hardwood flooring and a practical layout that makes sense for everyday living. The kitchen is built for use, not show, with a large granite island, stainless steel appliances, and ample cabinet space. Bright living and dining areas with good natural light throughout. Key upgrades include central air conditioning, central vacuum, granite countertops, and Hunter Douglas window coverings. Double attached garage with additional street parking available. Strong location with real long term upside. Walking distance to Calgary Academy and Webber Academy, two of Calgary's top tier private schools. A new Catholic high school currently under construction directly across the street will further strengthen the area and support future resale. Easy access to parks, pathways, and a short drive to Aspen Landing and west side amenities. Ideal for first time buyers, investors, professionals, or young families looking for a low maintenance property in a proven southwest location with solid fundamentals.