



**27 Aspen Hills Green SW  
Calgary, Alberta**

**MLS # A2324227**

**\$530,000**



<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Nest thermostat, Medicine cabinet in main floor half bathroom, Floating shelves in living room

Located in the upscale & desirable community of Aspen Woods, this modern 2 bedroom + 2.5 bathroom townhome with 1,470 sq ft of developed space & low condo fees is thoughtfully designed & ready to match your lifestyle. Stepping inside, the layout emphasizes great flow & functionality that is sure to impress with the nicely equipped kitchen offering a generous island with a full length breakfast counter, quartz countertops (also in the bathrooms), plenty of full height shaker cabinetry, full-size stainless steel appliances (including gas range), pantry at the end, & an extra flex space nearby that is ideal for a workstation, coffee bar or drinks corner! The open concept floorplan allows for the dedicated dining & living areas to be seamlessly integrated while giving you options to re-configure to your own liking. Together with the half bathroom & balcony (w/ community views facing outwards from the complex) completing this level, it offers ample space to relax & host friends/family alike. As the perfect retreat, enjoy the luxuries of having 2 well-sized master bedroom suites, each with their own ensuite full bathrooms (one with tub/shower combo & the other with an over-sized sliding glass shower) & walk-in closets. An upstairs laundry room (w/ full-size front-loading units) finishes off this floor. For further flexibility, the finished lower level has room for a rec area, home gym, or your other needs. From the light coloured palette to the contrasting darker warm tones of the flooring/cabinetry & large windows throughout (on all levels since every floor is above grade), it all comes together to create an inviting & comfortable ambiance. Notable features include; central AC, gleaming hardwood flooring throughout the main floor, BBQ gas line on the balcony, newer furnace, Nest thermostat, blinds already done for the windows, and an insulated & drywalled double attached garage. Beyond the

home, enjoy being a perimeter unit that faces additional street parking while being steps to lovely green spaces/walking paths, Guardian Angel school (K-6), & many amenities including Aspen Landing shopping centre. Close by are the West LRT park & ride, Westside Rec Centre, a high concentration of some of the best schools in the city, & the ever-growing list of shops/restaurants that the West side has to offer with quick access to Stoney Tr, Bow Tr, 17th Ave, & the mountains. With so much to offer inside & out, this property would serve as the perfect home or investment opportunity, come view it today!