



GRASSROOTS
REALTY GROUP

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24 Aspen Hills Common SW Calgary, Alberta

MLS # A2334357

\$522,000



Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: AC, All window Attachments, TV mount in Basement

Welcome to Mosaic of Aspen Hills, an upscale townhome community in highly desirable Aspen Woods. This bright, beautifully refreshed home offers an ideal layout, exceptional natural light, and a prime West Calgary location. The open-concept main floor features an upgraded tiled foyer (2022) and wire-brushed engineered oak hardwood (2023). The kitchen includes upgraded appliances (2022), refinished cabinetry, and generous storage, with an adjacent dining area that flows into the spacious living room. The upper level features newer carpet (2022), a built-in office nook, and two large bedrooms—each with its own ensuite and walk-in closet—an outstanding layout for guests, roommates, or long-term flexibility. Upper laundry completes this floor. The lower level is finished with luxury vinyl plank and offers additional storage and a home gym area. The double attached garage is upgraded with an epoxy floor, and the home includes air conditioning, remote-control blinds, a water softener, a new hot water tank (2026) and central vac. Located minutes from Aspen Landing, Westside Recreation Centre, C-Train access, and with quick connectivity to Stoney Trail for easy mountain escapes, this townhome delivers comfort, convenience, and low-maintenance living. Clean, functional, and move-in ready—this is Aspen living done right.