



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

83 Aspen Hills Green SW
Calgary, Alberta

MLS # A2335606

\$530,000



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 301
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Aspen Woods | Double Master | Double Attached Garage | Private Balcony. Welcome to this beautifully maintained townhouse on a quiet street in desirable Aspen Woods, featuring the popular double-master floor plan. The bright, open-concept main level offers hardwood floors throughout the living, dining and kitchen areas. The spacious kitchen features full-height cabinetry, generous counter space, a large picture window and raised breakfast bar. The living room provides ample space for comfortable furniture and opens onto a private balcony—perfect for relaxing or entertaining. Upstairs, a versatile flex area is ideal for a home office, while both spacious bedrooms offer their own private ensuites, providing excellent comfort and privacy. The lower level includes a large laundry/storage area, mechanical room and direct access to the double attached garage. Enjoy the additional front patio, perfect for BBQs and summer gatherings, plus convenient street parking for guests. Recent updates include a new microwave in 2026, along with a new toilet and window blinds in 2024. Quiet location, functional layout, double master suites and attached double garage—an excellent opportunity in sought-after Aspen Woods!