



GRASSROOTS
REALTY GROUP

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73 Aspen Hills Terrace SW
Calgary, Alberta

MLS # A2346887



\$505,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 73 Aspen Hills Terrace SW, where low-maintenance living meets one of Calgary's most sought-after west communities. Ideally located in Aspen Woods, this home puts you close to Aspen Landing Shopping Centre, Webber Academy, Rundle College, Westside Recreation Centre, transit and major roadways, with easy access west toward the mountains. This home offers an exceptional layout designed for everyday living. From the fenced patio, step inside to a bright and inviting main level with impressive nearly 13-foot ceilings and large windows that fill the space with natural light. Enjoy the living space or ascend to the dining area and kitchen that overlooks this space, featuring granite countertops, a pantry, and tons of cabinet space, perfect for entertaining! A powder room completes this level. Upstairs, you'll find laundry, a den, and two spacious primary bedrooms, both boasting ensuite bathrooms and walk-in closets. A double attached garage and unfinished basement add valuable flexibility and storage. This unit is also conveniently situated near visitor parking. With low condo fees, owners can enjoy the added convenience of a low-maintenance lifestyle that lets you spend less time on upkeep and more time enjoying where you live. Whether you're looking for your first home, a move-up from a condo or a simpler way to enjoy life in the SW, this is an opportunity to call Aspen Woods home.