



GRASSROOTS
REALTY GROUP

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37 Aspen Hills Common SW
Calgary, Alberta

MLS # A2352261

\$539,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Environmental Reserve, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse in Aspen Woods, ideally positioned backing onto a peaceful treed green space with a bright south-facing patio. This home offers a spacious, open-concept layout filled with natural light from large windows and enhanced by espresso-stained hardwood flooring throughout the main living areas. The main floor features a generous living room, dining area, and a stylish upgraded kitchen with quartz countertops, a large centre island, stainless steel appliances, and a gas range. From the kitchen and dining area, enjoy beautiful views of the green space behind the home. A versatile den provides the perfect space for a home office, breakfast nook, or study area. Upstairs, the spacious primary bedroom includes a walk-in closet and upgraded ensuite with a larger shower and quartz countertop. Two additional well-sized bedrooms and another full bathroom complete the upper level. The lower level offers laundry, excellent storage, and a large flexible room that could easily be finished or used as a home office, fitness room, den, or hobby space, along with access to the double attached garage. Recent updates include brand-new carpet and fresh interior paint, giving the home a clean, move-in-ready feel. Additional improvements include a dishwasher replaced in 2025, over-the-range microwave replaced in May 2026, the dryer replaced in 2023, and the hot water tank replaced in 2022. Located close to Aspen Woods amenities, shopping, schools, parks, and pathways, with Guardian Angel School only about half a block away, this home offers an excellent combination of location, privacy, functionality, and value. A fantastic opportunity to own a well-maintained townhouse in one of Calgary's most desirable southwest communities. FYI, the board allows two Pets per unit.

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