

# \$538,900 - 315 Aspen Hills Villas Sw, Calgary

MLS® #A2261115

**\$538,900**

2 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to this bright & spacious end-unit townhome in the highly sought-after community of Aspen. With large windows facing 3 directions & an open-concept layout, this home is filled with natural light & designed for both comfort & style. The main floor features gleaming hardwood, a spacious living room with large windows & a step-up to the open kitchen & dining area. The kitchen is a chef's delight, complete with granite counters, raised eating bar, built-in storage, pantry, a convenient computer desk & powder room. Upstairs, you'll find a desirable double primary layout – both bedrooms feature their own ensuite bathrooms & walk-in closets, perfect for privacy or hosting guests. Enjoy the south-facing patio & garden, ideal for morning coffee or summer evenings, & take advantage of the unit's excellent location directly across from green space. Additional highlights include a double attached garage, plenty of visitor parking, & a new dishwasher (2023). All this in a prime location – walk to restaurants, coffee shops, grocery stores, shopping, & with quick access to downtown or a weekend escape to the mountains. You'll love living here!

Built in 2008

## Essential Information

MLS® #                      A2261115

Price                        \$538,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,227         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 315 Aspen Hills Villas Sw |
| Community   | Aspen Woods               |
| Condo       | Z-name Not Listed         |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 0H9                   |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Pantry                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial, Unfinished                                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Other            |
| Lot Description   | Landscaped, Lawn |

|              |                                         |
|--------------|-----------------------------------------|
| Roof         | Asphalt Shingle                         |
| Construction | Brick, Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 7                  |
| Zoning         | DC (pre 1P2007)    |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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