

# \$549,900 - 165 Aspen Hills Villas Sw, Calgary

MLS® #A2239436

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

**\*\*OPEN HOUSE - Sat June 20th/ Sun June 21st - 12:00pm-2:00pm** \*\*Welcome to this beautifully maintained 3-bedroom CORNER townhouse in the prestigious Mosaic of Aspen Hills. With over 1240 sq ft of thoughtfully designed living space, this sun-filled unit stands out for its premium location, modern upgrades, and double attached garage. The main level features rich hardwood flooring, oversized windows, and an open-concept layout perfect for both daily living and entertaining. The stylish kitchen is highlighted by granite countertops, a large central island, stainless steel appliances, and a built-in breakfast nook. Upstairs, the spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, complemented by two additional bedrooms and a full 4-piece bath. Notable upgrades include a NEW HIGH-EFFICIENCY FURNACE (2024) and CENTRAL AIR CONDITIONING for year-round comfort. The lower level offers laundry and ample storage space with direct garage access.

Located in Aspen Woodsâ€”one of Calgaryâ€™s most desirable communitiesâ€”you're just steps from top-rated schools, boutique shopping, restaurants, parks, and transit. Whether youâ€™re a first-time buyer, downsizer, or investor, this turnkey property checks all the boxes! This is a must see!

Built in 2007



## Essential Information

MLS® #	A2239436
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	165 Aspen Hills Villas Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0H8

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Storage, Track Lighting
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

**Exterior**

Exterior Features	Courtyard
Lot Description	Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	eXp Realty
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