

# \$548,800 - 33 Aspen Hills Common Sw, Calgary

MLS® #A2214123

**\$548,800**

2 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Are you looking to live in a quiet neighbourhood with easy access to the Bow Valley? How about an Aspen Hills townhome that is a backing onto a rich bluff of trees? This 2 bed/2.5 bathroom home is set along a tiered courtyard and mature landscaping. The kitchen features an oversized quartz island, gas range, stainless steel appliances, pantry, large windows, balcony, natural light and breakfast nook/den. Finishing off this level is the living room, dining area, powder room and hardwood floors. There are built in speakers in the home and the sale comes with a Sony audio receiver. Upstairs youâ€™ll find the spacious dual primary bedroom layout perfect for a young professional or couple, both with grand windows and your choice of view, plus ensuites with quartz counters. Conveniently, note the laundry room with storage is also on the upper level â€“ an upgrade that is sure to impress. The partly finished lower level offers additional storage, room for all your shoes, wine and access into the double attached garage (with newer garage door) â€“ this can also be a convenient home gym. The furnace was replaced in 2022 and much of the home has been newly painted. Live surrounded by walking trails, nature reserves and parks. Close to transit, shopping and easy access to the mountains, this is the perfect new home for you. Walk to Ladybug Cafe, Aspen Landing or just a quick commute into DT. Call your trusted agent for a private showing today before She Gonâ€™TM.



Built in 2010

## Essential Information

MLS® #	A2214123
Price	\$548,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,225
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	33 Aspen Hills Common Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R7

## Amenities

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

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Partially Finished, Partial
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## Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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