

# \$574,900 - 31 Aspen Hills Common Sw, Calgary

MLS® #A2225917

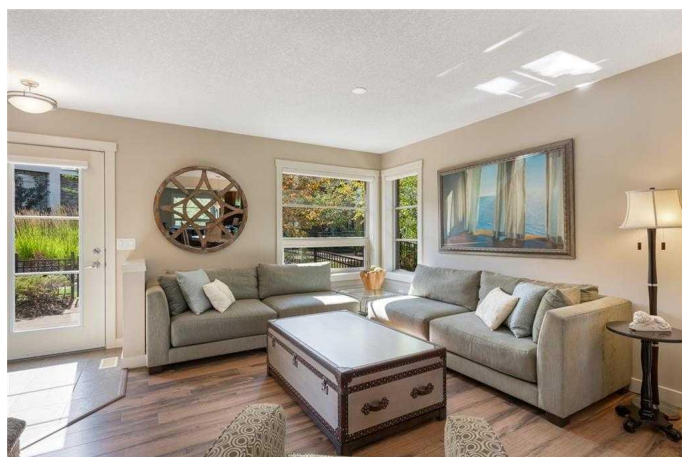
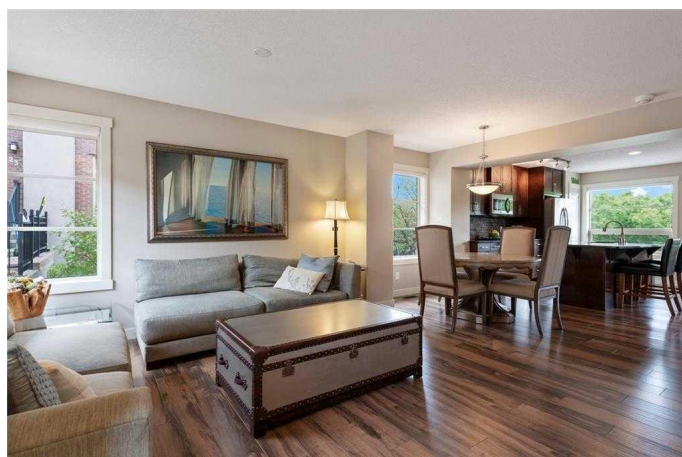
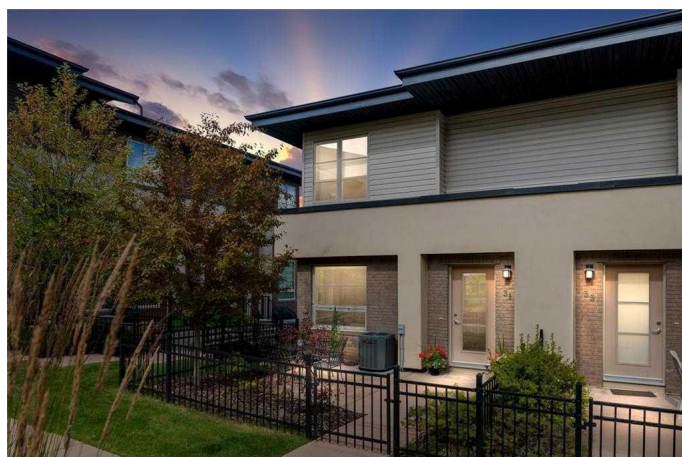
**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.03 Acres

Aspen Woods, Calgary, Alberta

\*\*\*Open House Saturday June 14, 1-3pm\*\*\*Welcome to one of the best locations in Mosaic of Aspen Hills—this beautifully situated end-unit townhouse offers unmatched privacy and tranquility in the heart of Aspen Woods. This air-conditioned 2-bedroom, 2.5-bathroom home backs onto a lush canopy of mature trees and fronts a charming, established courtyard. Inside, you’ll find a bright, open-concept main floor that blends functionality with elevated style. The chef-inspired kitchen features a massive granite island, gas range, stainless steel appliances, pantry, and sunny breakfast nook/den—ideal for your morning coffee or home office setup. Large windows flood the space with natural light, while the adjoining living and dining areas offer a warm and welcoming space for entertaining. A convenient powder room and durable laminate flooring complete this level. Upstairs, the thoughtful dual master layout provides the perfect setup for a professional or couple, with both bedrooms offering generous windows, walk-in closets, and private ensuites with granite countertops and heated floors. For added convenience, the laundry room with built-in storage is located on the upper level. The partially finished lower level adds valuable flexibility with mud room area and extra storage offering additional space combining for a total of over 1400 sq. ft. Access your double attached garage directly from this level for ultimate ease year-round. Located just a short



stroll from the boutiques, dining, and amenities of Aspen Landing, and offering quick access to Stoney Trail and the mountains, this home perfectly balances urban convenience with natural serenity. Don't miss your chance to own one of the best-located units in this sought-after community. Book your private showing today!

Built in 2010

### Essential Information

MLS® #	A2225917
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	31 Aspen Hills Common Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4T5

### Amenities

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

## Interior

Interior Features	Granite Counters, See Remarks
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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