

\$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 Woods—one of Calgary's most desirable communities—you're just steps from top-rated schools, boutique shopping, restaurants, parks, and transit. Whether you'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	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Built-In Electric Range
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
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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