

165 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2239436

\$549,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 267
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Storage, Track Lighting		

Inclusions: Window Coverings

****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-EFFIECIENCY 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!