



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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315 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2261115



\$538,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Pantry		
Inclusions:	N/A		

Welcome to this bright & spacious end-unit townhome in the highly sought-after community of Aspen. With large windows facing 3 directions & an open-concept layout, this home is filled with natural light & designed for both comfort & style. The main floor features gleaming hardwood, a spacious living room with large windows & a step-up to the open kitchen & dining area. The kitchen is a chef’s delight, complete with granite counters, raised eating bar, built-in storage, pantry, a convenient computer desk & powder room. Upstairs, you’ll find a desirable double primary layout – both bedrooms feature their own ensuite bathrooms & walk-in closets, perfect for privacy or hosting guests. Enjoy the south-facing patio & garden, ideal for morning coffee or summer evenings, & take advantage of the unit’s excellent location directly across from green space. Additional highlights include a double attached garage, plenty of visitor parking, & a new dishwasher (2023). All this in a prime location – walk to restaurants, coffee shops, grocery stores, shopping, & with quick access to downtown or a weekend escape to the mountains. You’ll love living here!