

**55 Aspen Hills Common SW  
Calgary, Alberta**

**MLS # A2239491**



**\$570,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                            |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 1,135 sq.ft.                                     | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | -                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Low Maintenance Landscape |               |                   |

|                    |                                                          |                   |                 |
|--------------------|----------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                          | <b>Condo Fee:</b> | \$ 330          |
| <b>Basement:</b>   | Partial, Unfinished                                      | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                          | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry |                   |                 |

**Inclusions:** N/A

Fantastic Townhome in Aspen Woods. This 2 storey townhome is perfect for anyone looking to be in this sought after neighborhood. This corner unit has lots of windows, a nice view from the front, a great floor plan with loads of upgrades, air conditioning, a great front patio with gas hook up for your bbq, and so much more. The main floor is an open concept with hardwood flooring throughout, dark cabinets, Brand New GE Profile fridge, New super silent bosch Dishwasher, a great island and separate eating bar. Upstairs you will find 2 master bedrooms both with their own ensuites and there is an area in the hallway for a desk/computer area. The basement is partial with lots of storage and right behind that is an attached double garage. The home also has a water monitoring system and Smart smoke detectors and co2 monitors. Don't miss out on this beautifully maintained home. Tons of amenities close by with easy access to the mountains in the West. 17th Ave LRT is nice and close as well for those who may work downtown and don't want the hassle of driving in rush hour traffic. Call to book your showing today!!