

# \$549,000 - 83 Aspen Hills Terrace Sw, Calgary

MLS® #A2232840

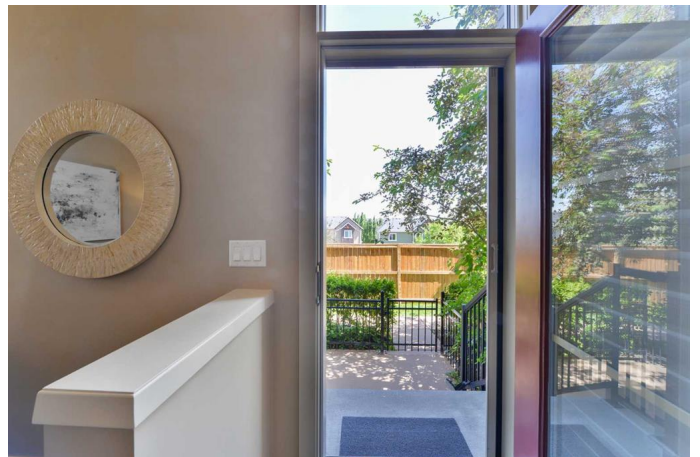
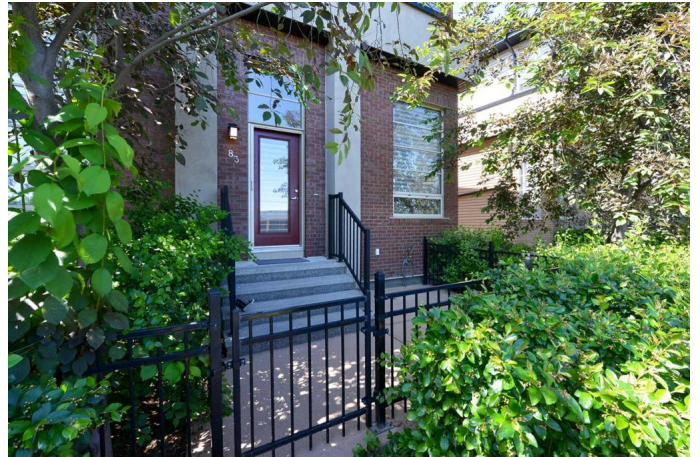
**\$549,000**

2 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 2.55 Acres

Aspen Woods, Calgary, Alberta

\*Open House Sunday June 29 2-4pm\* Tucked into a quiet and serene enclave in Aspen Woods, this stylish and immaculate end unit bare land townhome offers timeless finishes, a well-appointed dual primary layout and serene courtyard views. The welcoming front patio is privately nestled among mature trees, creating an ideal setting for morning coffee or casual barbeques with a gas hookup and lush landscaping. Inside, gleaming maple floors, soaring vaulted ceilings and oversized windows in the living room make a dramatic impression, filling the space with natural light. Overlooking the living room, the dining area is perfectly placed for both everyday meals and elevated entertaining. The kitchen is beautifully finished with full-height maple cabinetry, granite countertops, subway tile backsplash, stainless steel appliances, a raised breakfast bar island and a built-in tech desk ideal for remote work or study. A discreet powder room completes the main level. Upstairs, laundry is conveniently located between TWO spacious and private PRIMARY BEDROOMS, each with a walk-in closet and its own ensuite offering exceptional function and privacy. Views of the manicured courtyard and gazebo are enjoyed throughout, complemented by high-end Hunter Douglas window coverings. The double attached garage is drywalled and insulated, providing direct access and plenty of storage. Located just a short stroll from the vibrant shops and eateries of Aspen Landingâ€™including Lady



Bug Bakery & Café and Blush Lane Organic Market, this coveted address offers an upscale yet low-maintenance lifestyle close to parks, tranquil ravine pathways, top-rated schools and west Calgary's most desirable amenities.

Built in 2009

### Essential Information

MLS® #	A2232840
Price	\$549,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	2.55
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	83 Aspen Hills Terrace Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P4

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Gazebo, Landscaped, Low Maintenance Landscape, Many Trees, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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