

205 Aspen Hills Villas SW Calgary, Alberta

MLS # A2262197



\$465,000

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|------------------|---|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,023 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 3 |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Few Trees, Interior Lot, Landscaped, Level, Low Maintenance Land | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 273 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Stucco, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Track Lighting | | |

Inclusions: Central Vacuum (No Attachments), Murphy Bed

Welcome to 205 Aspen Hills Villas SW — a beautifully appointed 2 bed, 2.5 bath townhome tucked into the quiet and sought-after Mosaic of Aspen Hills. Inside, high-end finishings and smart design create a space that’s both stylish and functional. The open main floor features a gourmet kitchen with granite island, premium appliances, and a living room that opens to your private west-facing patio. Upstairs, the primary suite offers a spacious ensuite retreat, while the second bedroom is complete with custom built-ins and a Murphy bed, ideal for a home office or guest space. With a tandem double attached garage, air conditioning, and low condo fees, all in a location minutes from Aspen Landing, schools, and the mountains—this home is the perfect balance of comfort and lifestyle.