

**306 Ascot Circle SW**  
**Calgary, Alberta**

**MLS # A2294990**



**\$509,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2012 (14 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>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d79
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this beautifully refreshed 2-bedroom, 2.5-bath townhome in the highly sought-after community of Aspen Woods. Vacant and freshly painted, this home is move-in ready and showcases a bright, modern feel with a thoughtfully designed layout perfect for professionals, downsizers, or investors. The open-concept main floor features a stylish living and dining area, seamlessly connected to a contemporary kitchen complete with sleek cabinetry, stainless steel appliances, and ample counter space; Ideal for both everyday living and entertaining. Large windows fill the space with natural light, while a private balcony offers the perfect spot to relax. Upstairs, you'll find two spacious bedrooms, each with its own private ensuite, creating an ideal setup for guests or shared living. The double tandem attached garage provides secure parking and additional storage. Located in a well-maintained complex with beautifully landscaped grounds and nearby walking paths, this home is just minutes from Aspen Landing, top-rated schools, major commuter routes, and quick access to the mountains. An exceptional opportunity to own a stylish, turnkey home in one of Calgary's most desirable communities. The open-concept main level features an elegant living and dining area complemented by a contemporary kitchen with sleek cabinetry, stainless steel appliances, and generous counter space, perfect for both everyday living and entertaining. Large windows and a private balcony create a bright, inviting atmosphere. Upstairs, two spacious bedrooms each offer the luxury of private ensuite bathrooms, providing an ideal arrangement for guests or shared living. The double tandem attached garage delivers secure parking and additional storage. The well-maintained complex features landscaped grounds and access to nearby walking paths. Ideally situated just

minutes from Aspen Landing, top-rated schools, major commuter routes, mountain access, and nearby ski hills, this home offers an exceptional blend of luxury, lifestyle, and convenience.