

**412 Ascot Circle SW**  
**Calgary, Alberta**

**MLS # A2299304**



**\$564,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                         |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                            |               |                   |
| <b>Size:</b>     | 1,323 sq.ft.                                  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem                |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Rectangular Lot |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <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> | \$ 389  |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame  | <b>Zoning:</b>    | M-1 d79 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s) |                   |         |
| <b>Inclusions:</b> | NA   |                   |         |

Welcome to this beautifully maintained townhouse offering the perfect blend of style, comfort, and location. With 1,323 sq ft of thoughtfully designed living space, this home features an open-concept layout, hardwood Flooring, a bright kitchen with stainless steel appliances and breakfast area, which allows for seamless flow which is perfect for everyday living. Upstairs, you'll find 2 spacious bedrooms each with their own walk-in closet and private ensuite, plus a total of 3.5 bathrooms throughout the home for added convenience. Tucked into one of the best locations in the complex, this unit backs onto peaceful trees with no neighbours behind, offering privacy and a serene WEST FACING backdrop. Complete with Double Attached garage and in-suite laundry, this is low-maintenance living in one of Calgary's most sought-after communities. Don't miss your chance to see this one today. You won't be disappointed.