

**208 Aspen Hills Villas SW**  
**Calgary, Alberta**

**MLS # A2309590**



**\$554,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 281
<b>Basement:</b>	Other	<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>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV mount on the main floor.

Welcome to this beautifully maintained 3-bedroom townhome in desirable Aspen Hills, ideally located facing one of the nicest courtyard green spaces in the complex. Surrounded by mature trees and open landscaping, this location offers a rare sense of privacy and an open view that is hard to find in townhouse living. The main floor features a bright open-concept layout with hardwood flooring, large windows, and a well-appointed kitchen with granite countertops, stainless steel appliances, ample cabinetry, and plenty of workspace. The living and dining areas flow seamlessly together, making the space both functional and comfortable for everyday living or entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. Step outside to your private patio and enjoy peaceful views of the beautifully landscaped courtyard right at your doorstep—perfect for morning coffee or unwinding at the end of the day. Located just minutes from Aspen Landing, top-rated schools, walking paths, transit, and with quick access to downtown and the mountains, this is a fantastic opportunity to own in one of Calgary’s most sought-after westside communities.