

162 Ascot Point SW
Calgary, Alberta

MLS # A2312871



\$525,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,395 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Paved, See Remarks, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Rectangular Lot, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Enclave in prestigious Aspen Woods — a tucked-away gem perfectly positioned at the quiet end of the complex with stunning ravine and pond views out front and peaceful green space behind, creating a setting so tranquil you'll forget you're in the city. Offering over 1,395 sq. ft. of bright, open living space, this immaculate townhome features 9' ceilings, large windows, custom two-way blinds, and a modern open-concept layout ideal for everyday living and entertaining. The stylish kitchen showcases quartz countertops, stainless steel appliances, a gas range, full-height cabinetry, pantry, breakfast bar, and coffee nook, while the deck with gas hookup overlooks green space — perfect for summer BBQs. Upstairs offers the highly sought-after double primary floor plan with two spacious bedrooms, each featuring oversized walk-in closets and full ensuites, plus convenient upper floor laundry. The tandem garage has been thoughtfully reconfigured into a spacious single garage with an oversized storage/flex area ideal for bikes, a home gym, or gear storage, while still allowing an easy conversion back to a full two-car tandem setup if desired. Guest parking is conveniently located directly across from the unit. Enjoy beautifully maintained grounds, walking paths, a quiet pond, and an unbeatable location close to Aspen Landing, transit, restaurants, and top-rated schools including Webber Academy and Rundle College and a short commute to downtown Calgary. Meticulously maintained and showing true pride of ownership.