

\$445,000 - 97 Aspen Hills Drive Sw, Calgary

MLS® #A2089128

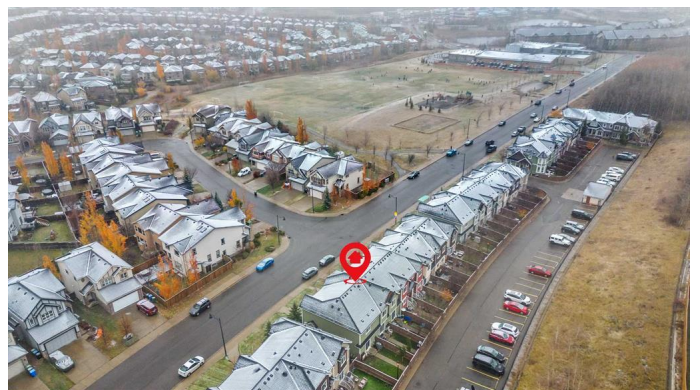
\$445,000

2 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.03 Acres

Aspen Woods, Calgary, Alberta

Introducing an exquisite two-bedroom townhome in the heart of Aspen Hills, offering unparalleled convenience with its central location near public transit, schools, and the Aspen Hills Shopping Centre. This captivating two-story residence boasts elegant features throughout, starting with the rich hardwood flooring on the main level. The living room is filled with natural light streaming through its large windows, creating an inviting ambiance that seamlessly connects to the dining area. The kitchen is a culinary enthusiast's dream, showcasing a breakfast bar, granite countertops, and sleek black appliances. Upstairs, you'll discover two generously sized bedrooms. The master bedroom offers a luxurious four-piece ensuite, while the second bedroom boasts a three-piece ensuite and dual closets. The full basement is currently insulated but undeveloped, just awaiting a creative touch, offering an opportunity for customization to suit your preferences. Additionally, there's a spacious storage room and a convenient laundry area. Parking is a breeze with a private parking stall at the back of the property, along with visitor parking and ample street parking in the front. The location is exceptional, not only because it's nestled in the sought-after Aspen Woods neighborhood but also due to its proximity to the Aspen Landing Shopping Centre, Safeway, Blush Lane Organic Market, Shoppers Drug Mart, and a variety of other retail options. Several esteemed schools, including Calgary



Academy, Webber Academy, and Guardian Angel Catholic School (K-6), are within walking distance. Commuting is a breeze with easy access to Stoney Trail, a quick drive to the mountains, or the option to catch the bus right outside, which takes you to the LRT station and downtown in just 35 minutes. With low condo fees, abundant interior and exterior space, a prime location, and a welcoming neighborhood, this home is an ideal choice for young families, first-time homebuyers, corporate professionals, or savvy investors. Don't let this opportunity pass you by!

Built in 2010

Essential Information

MLS® #	A2089128
Price	\$445,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,064
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	97 Aspen Hills Drive Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 7th, 2023
Days on Market	13
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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