

# \$469,900 - 91 Aspen Hills Drive Sw, Calgary

MLS® #A2158261

**\$469,900**

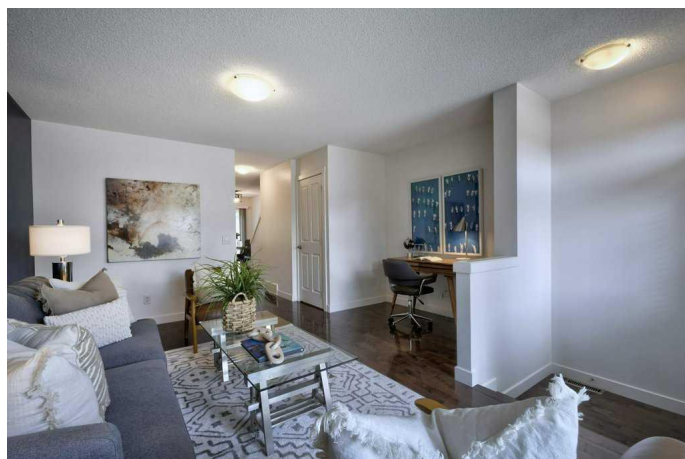
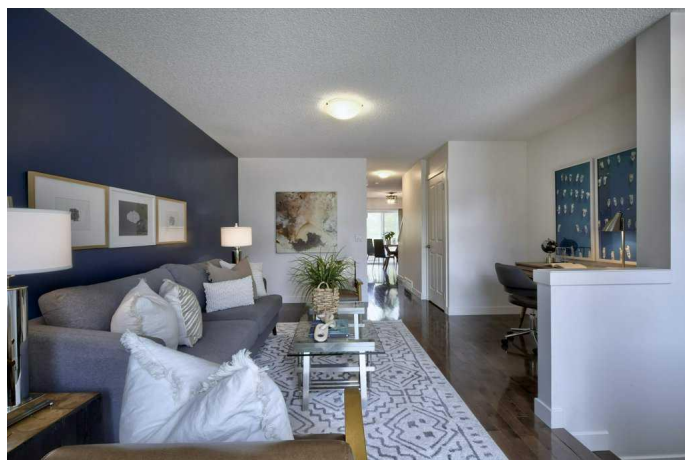
3 Bedroom, 4.00 Bathroom, 1,174 sqft

Residential on 0.03 Acres

Aspen Woods, Calgary, Alberta

Open House Sat August 17th 12-4 pm. Rare Offering. Fully developed townhouse. Beautiful 3-bedroom, 3.5-bathroom townhome nestled in the prestigious community of Aspen Woods.

The main floor boasts stunning hardwood throughout, leading to a spacious living room perfect for relaxing. The eat-in kitchen is a chef's delight, featuring newer white cabinets, stylish grey quartz countertops, stainless steel appliances, a new microwave hood fan, and an induction range. A large corner pantry offers additional storage, and there's convenient access to the backyard. An updated powder room on this level features newer cabinetry, quartz countertops, and modern fixtures. Upstairs, you'll find a well-designed floor plan offering two massive king-sized dual master suites, each with updated ensuites featuring new cabinetry, new quartz counter tops and updated lighting. The fully permitted lower level is an ideal retreat, with a large recreational room and another updated full bathroom. This level also includes a laundry room, a spacious third bedroom and storage. Newer carpet through out the home adds a cozy touch. Enjoy the rare luxury of a fully fenced private yard, perfect for outdoor gatherings or quiet relaxation. Just a 3-minute drive or leisurely walk to Aspen Landing and close to all amenities, including shopping, dining, Westside Recreation Centre, and LRT access. The area is home to phenomenal public and private schools, with great access to Stoney Trail and an easy commute to



downtown.

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2158261      |
| Price          | \$469,900     |
| Sold Price     | \$495,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,174         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 91 Aspen Hills Drive Sw |
| Subdivision | Aspen Woods             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 0P8                 |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, See Remarks                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2024 |
| Date Sold      | August 24th, 2024 |
| Days on Market | 8                 |
| Zoning         | DC                |
| HOA Fees       | 0.00              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.