

# \$574,900 - 12 Aspen Hills Terrace Sw, Calgary

MLS® #A2217974

**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to effortless elegance in the heart of Aspen Woods. Tucked into the highly sought-after Mosaic of Aspen Hills, this 3-storey townhome delivers the perfect balance of upscale living and low-maintenance convenience – ideal for downsizers, first-time buyers, or professionals seeking a refined lock-and-leave lifestyle. Spanning nearly 1,500 sq ft across three thoughtfully designed levels, this home features 2 generously sized bedrooms – each with its own private ensuite and walk-in closets. The open-concept main level blends functionality with comfort. Enjoy rich hardwood flooring, a thoughtfully designed kitchen built for both function and flair with full-height dark-stained maple cabinetry, sleek granite countertops, a central island, and adjacent dining space – all seamlessly connected to a sun-splashed living room with access to a private balcony overlooking the landscaped courtyard. Whether you’re hosting or unwinding, this layout is designed for easy living. On the ground floor, a spacious flex room offers options galore: home office, home gym, hobby studio – you decide. The double attached garage adds peace of mind with secure parking and extra storage, while the charming fenced front patio creates a welcoming presence. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, and the West LRT station – this address delivers on



location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and caf  s. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience you  ve been waiting for. This is a must see!

Built in 2009

**Essential Information**

MLS�� #	A2217974
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	12 Aspen Hills Terrace Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P3

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Granite Countertops
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Windows
Heating	Forced Air
Cooling	None
Basement	None



**Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt
Construction	Brick, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	38
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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