

# \$564,900 - 12 Aspen Hills Terrace Sw, Calgary

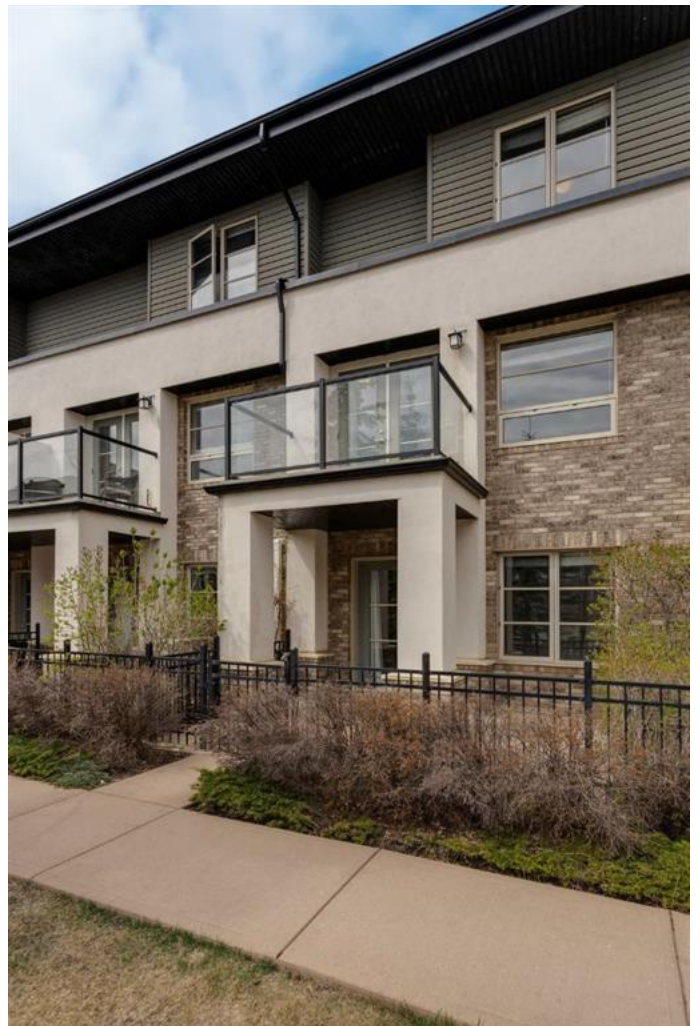
MLS® #A2217974

**\$564,900**

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          | \$564,900     |
| 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 | 66            |
| Zoning         | DC            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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