

# \$557,000 - 89 Aspen Hills Terrace Sw, Calgary

MLS® #A2194828

**\$557,000**

2 Bedroom, 3.00 Bathroom, 1,254 sqft  
Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to the Mosaic of Aspen Hills, where contemporary design meets convenience in the sought-after community of Aspen Woods. This stylish split-level townhouse offers 2 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout perfect for modern living.

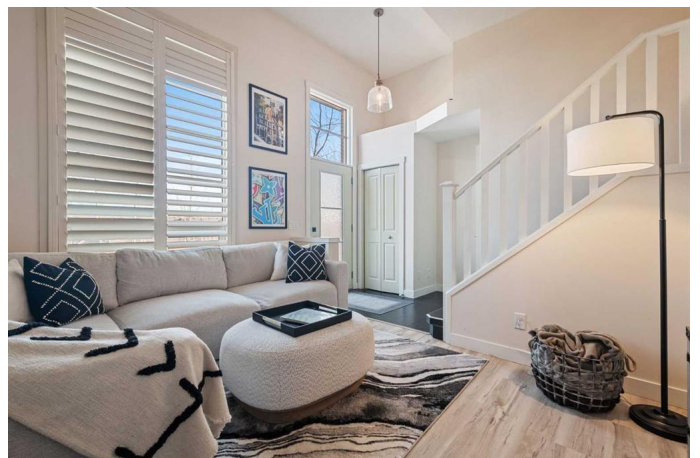
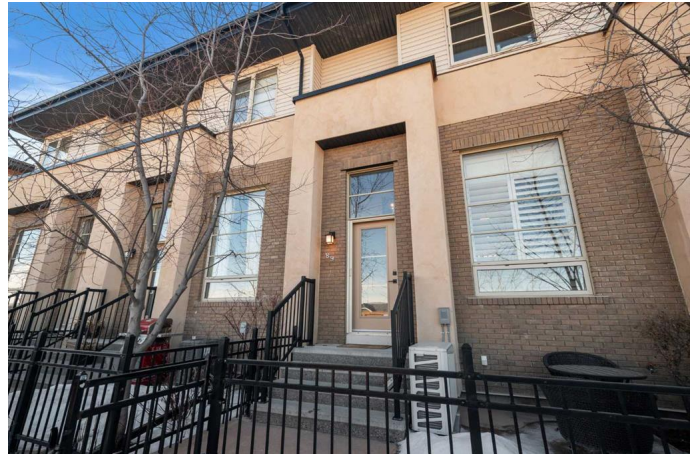
Ideally located just minutes from the Aspen Landing Shopping Centre and the West LRT Station, this home provides easy access to shopping, dining, and everyday essentials. Step inside to an airy & vaulted living space featuring a bright dining area that seamlessly connects to a sleek kitchen with stainless steel appliances and recently updated quartz countertops.

Upstairs, the primary suite boasts a spacious walk-in closet and a 4-piece ensuite bathroom. The second bedroom also includes its own ensuite and walk-in closet, offering both privacy and functionality.

This home also features a central air conditioning system, ensuring comfort throughout the year. The upper-level laundry adds to the convenience of daily living, while the private patio provides the perfect setting for outdoor entertaining. Additionally, the larger double attached garage offers ample storage space while featuring newer epoxy flooring and a full paint job.

The lower level consists of a mechanical room and oversized storage space.

Surrounded by parks, trails, and top-rated schools, this vibrant community offers the



perfect balance of urban accessibility and suburban tranquility. Don't miss the chance to make this beautiful townhouse your next home!

Built in 2009

### Essential Information

MLS® #	A2194828
Price	\$557,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	89 Aspen Hills Terrace Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P4

### Amenities

Amenities	Visitor Parking, Gazebo
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## **Exterior**

Exterior Features	Garden, Private Entrance, Uncovered Courtyard
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 27th, 2025
Days on Market	13
Zoning	DC

## **Listing Details**

Listing Office	Nineteen 88 Real Estate
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