158 Aspen Hills Villas SW

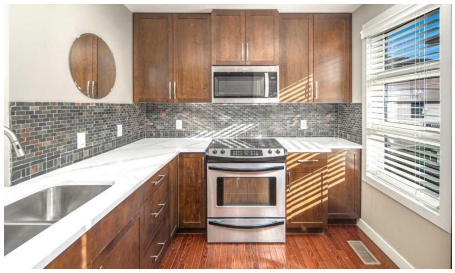
Calgary | Active | MLS® A2346605

$499,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2007**	**1,241.8 sq. ft.**

Your next move starts with a conversation.

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Listed by Grand Realty

A closer look

Welcome to the highly sought-after Mosaic complex in Aspen Hills! This fabulous end-unit townhouse offers abundant natural light from windows on three sides, beautiful hardwood flooring, and a thoughtfully designed floor plan. Step through your private courtyard into a spacious entryway that opens to a bright living room with soaring ceilings, creating an inviting and airy atmosphere. The kitchen and dining area are truly the heart of this home, making it ideal for both everyday living and entertaining. The dining room overlooks the main living area, while the adjacent kitchen features granite countertops, a pantry, a built-in desk, and warm wood cabinetry. Upstairs, a versatile loft provides the perfect space for a home office, study, or reading nook. Two generously sized primary bedrooms complete this level, each offering its own walk-in closet and private ensuite.
The lower level provides direct access to the double attached garage, along with a laundry room and a flexible bonus area that can easily be used as a home gym, art studio, or additional storage space. Recent upgrades include FRESH paint, a NEW kitchen countertop, NEW upstairs bathroom vanity countertops, and a NEW refrigerator. Ideally situated at the end of the complex, this unit enjoys a desirable location directly across from the beautiful courtyard and conveniently close to visitor parking and mailboxes. The location is hard to beat, with walking access to amenities including Blush Lane Market, Ladybug Café, and nearby parks. Families will appreciate the excellent selection of highly regarded private and public schools in the area, including Webber Academy, Rundle College, Ernest Manning High School, and Calgary Academy-making this an ideal location for families seeking access to some of Calgary's most respected schools. Enjoy easy access to Bow Trail, 17th Avenue, Sarcee Trail, and downtown, as well as a quick getaway to the Rocky Mountains. Low condo fees, a low-maintenance lifestyle, excellent school options, and an exceptional location make this an outstanding opportunity. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346605
Bedrooms	2
Bathrooms	3
Year Built	2007
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,241.8 sq. ft.
Main Level Finished Area:	384.6 sq. ft.
Upper Level Finished Area:	625.3 sq. ft.
Below Grade Finished Area:	176.1 sq. ft.
Condo Fee:	$301.03
Condo Fee Includes:	Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0811378
Heating:	Forced Air
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mosaic of Aspen Hills
Community:	Aspen Woods
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 12'1" × 9'5" ·
Main Floor	Kitchen With Eating Area · 17'1" × 9'8" ·
Upper Level	Walk-In Closet · 4'11" × 4'5" ·

Upper Level	Bedroom - Primary · 13'11" × 12'6" ·
Upper Level	Walk-In Closet · 6'5" × 4'5" ·
Upper Level	Bedroom - Primary · 13'5" × 10'5" ·
Lower Level	Entrance · 4'6" × 3'7" ·
Lower Level	Living Room · 13'5" × 10'5" ·
Basement	Storage · 8'1" × 7'3" ·
Basement	Family Room · 13'1" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), High Ceilings, Pantry, Storage, Track Lighting, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Few Trees, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/158-aspen-hills-villas-sw-calgary-a2346605/

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