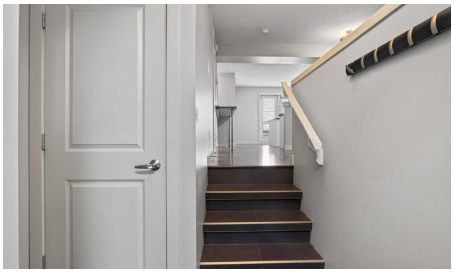
57 Aspen Hills Terrace SW

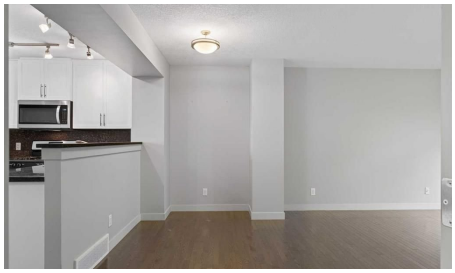
Calgary | Active | MLS® A2348305

$510,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2009**	**1,109.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Space, Style and a Great Location in Aspen Woods! Step out to your sunny south-facing patio, a great spot for summer BBQs and entertaining, looking out on mature trees and landscaping. Full of natural light, this townhome has over 1,100 sq ft of open-concept living with high ceilings, large windows and warm hardwood floors. A generous tiled entry leads into a bright living room that flows to the patio and the central dining area. The dining area has a built-in bar with seating, so there's room for family dinners and guests. The kitchen has full-height cabinetry, granite counters, a large island, stainless steel appliances, a gas range, a pantry and its own private balcony, ideal for morning coffee. A storage closet and 2-piece powder room finish the main floor. Upstairs, a flexible bonus space and convenient laundry sit between two large primary bedrooms, each with its own ensuite and walk-in closet. The layout works well for roommates, guests, multi-generational living or adult children. The rare fully finished lower level adds a versatile den for a home office, gym or playroom, plenty of storage, and direct access to the double attached garage. You also get nearby visitor parking, a charming courtyard and low condo fees. You're just minutes from Aspen Landing Shopping Centre, close to top-rated schools, parks and pathways, with quick access to Stoney Trail, downtown and the Rockies. Opportunities like this in Aspen Woods don't last. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348305
Bedrooms	2
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,109.9 sq. ft.

Main Level Finished Area:	567.01 sq. ft.
Upper Level Finished Area:	542.9 sq. ft.
Below Grade Finished Area:	216.28 sq. ft.
Condo Fee:	$323.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	882 sq. ft.
Lot Frontage:	14'11 7/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
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:	1011640
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mosaic of Aspen Hills
Community:	Aspen Woods
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Call
Main Floor	Dining Room · 13'9" × 10'1" ·
Main Floor	Kitchen · 13'9" × 13'6" ·
Main Floor	Living Room · 10'4" × 9'3" ·
Upper Level	Bedroom · 11'10" × 9'5" ·

Upper Level	Bedroom - Primary · 13'8" × 11'3" ·
Lower Level	Furnace/Utility Room · 7'2" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/57-aspen-hills-terrace-sw-calgary-a2348305/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.