

205 Aspen Hills Villas SW Calgary, Alberta

MLS # A2262197



\$465,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Interior Lot, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Track Lighting		

Inclusions: Central Vacuum (No Attachments), Murphy Bed

Welcome to 205 Aspen Hills Villas SW — a beautifully appointed 2 bed, 2.5 bath townhome tucked into the quiet and sought-after Mosaic of Aspen Hills. Inside, high-end finishings and smart design create a space that's both stylish and functional. The open main floor features a gourmet kitchen with granite island, premium appliances, and a living room that opens to your private west-facing patio. Upstairs, the primary suite offers a spacious ensuite retreat, while the second bedroom is complete with custom built-ins and a Murphy bed, ideal for a home office or guest space. With a tandem double attached garage, air conditioning, and low condo fees, all in a location minutes from Aspen Landing, schools, and the mountains—this home is the perfect balance of comfort and lifestyle.