

# \$509,900 - 119 Aspen Hills Drive Sw, Calgary

MLS® #A2255737

**\$509,900**

2 Bedroom, 4.00 Bathroom, 1,243 sqft

Residential on 0.05 Acres

Aspen Woods, Calgary, Alberta

Make Your Mark in Aspen Woods! Welcome to a beautifully refreshed home in one of Calgary's most desirable communities. Perfect for first-time buyers or investors, this property blends timeless design with thoughtful updates for true move-in readiness. The main floor showcases freshly refinished hardwood floors, professional painting throughout, and an inviting open-concept layout anchored by a cozy fireplace. The kitchen is equipped with a brand-new fridge and stove, granite countertops, ample cabinetry, and a large island—perfect for both daily living and entertaining. Upstairs, you'll find durable LVP flooring throughout, including the staircase, upper, and lower levels. A rare and valuable feature, this home offers dual primary suites, each complete with a private ensuite and walk-in closet. The lower level is fully finished with a large family room/recreation area, four piece bathroom, laundry room and additional storage. Outdoors, the sunny southwest-facing backyard sets the stage for summer evenings, BBQs, and relaxation. With quick access to top-ranked schools, Aspen Landing's shops and restaurants, parks, playgrounds, and major routes, this home delivers unmatched convenience and incredible value in a sought-after west Calgary community. This home comes with 2 parking stalls, one is titled and the other is assigned. Don't worry about shovelling snow or even mowing your lawn, it's all included in the condo fees.



Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255737      |
| Price          | \$509,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,243         |
| Acres          | 0.05          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 119 Aspen Hills Drive Sw |
| Subdivision | Aspen Woods              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0P9                  |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Parking, Visitor Parking            |
| Parking Spaces | 2                                   |
| Parking        | Assigned, Off Street, Stall, Titled |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Playground, Private Yard        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 26                   |
| Zoning         | DC                   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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