

# \$519,900 - 101 Aspen Hills Drive Sw, Calgary

MLS® #A2250366

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Welcome to 101 Aspen Hills Drive SW, a modern and affordable end-unit townhome in the highly sought-after community of Aspen Woods. This lovingly maintained home stands out with its low-maintenance artificial turf yard and rare fully fenced backyard that basks in sunshine all day, offering a private and secure space ideal for kids, pets, and outdoor entertaining. Inside, the well-designed Gala floor plan features a spacious kitchen with granite counters, a large island with breakfast bar, hardwood flooring, stainless steel appliances including a brand-new microwave, and generous cabinet space. Upstairs, you'll find two bright and inviting primary suites, each complete with its own ensuite bath. The basement is already framed for a third bedroom and recreation room, with a rough-in for a future bathroom, giving you the flexibility to grow into the home. As an end unit, you'll enjoy additional windows that bring in extra natural light along with more privacy. Located minutes from downtown with quick access to the West LRT line, this home is also within walking distance to shopping, dining, parks, and pathways, and is close to top-rated schools including Webber Academy, Rundle College, and Calgary Academy. Low condo fees, private yard, AND nestled on a quiet street close to single family homes, there are so many things to love about this property. Book your showing today!

Built in 2010



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250366      |
| Price          | \$519,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,117         |
| Acres          | 0.04          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101 Aspen Hills Drive Sw |
| Subdivision | Aspen Woods              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0P8                  |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Off Street, Stall                             |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot, Landscaped, No Neighbours Behind, Private,  
                                 See Remarks  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              August 21st, 2025  
Days on Market        4  
Zoning                    DC

**Listing Details**

Listing Office            Real Broker

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