

# \$574,900 - 12 Aspen Hills Terrace Sw, Calgary

MLS® #A2217974

**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,482 sqft  
Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to effortless elegance in the heart of Aspen Woods. Tucked into the highly sought-after Mosaic of Aspen Hills, this 3-storey townhome delivers the perfect balance of upscale living and low-maintenance convenience – ideal for downsizers, first-time buyers, or professionals seeking a refined lock-and-leave lifestyle. Spanning nearly 1,500 sq ft across three thoughtfully designed levels, this home features 2 generously sized bedrooms – each with its own private ensuite and walk-in closets. The open-concept main level blends functionality with comfort. Enjoy rich hardwood flooring, a thoughtfully designed kitchen built for both function and flair with full-height dark-stained maple cabinetry, sleek granite countertops, a central island, and adjacent dining space – all seamlessly connected to a sun-splashed living room with access to a private balcony overlooking the landscaped courtyard. Whether you’re hosting or unwinding, this layout is designed for easy living. On the ground floor, a spacious flex room offers options galore: home office, home gym, hobby studio – you decide. The double attached garage adds peace of mind with secure parking and extra storage, while the charming fenced front patio creates a welcoming presence. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, and the West LRT station – this address delivers on



location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and caf  s. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience you   ve been waiting for. This is a must see!

Built in 2009

**Essential Information**

|                |               |
|----------------|---------------|
| MLS   #        | A2217974      |
| Price          | \$574,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,482         |
| Acres          | 0.02          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 12 Aspen Hills Terrace Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 0P3                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Count                             |
| Appliances        | Dishwasher, Dryer, Elect<br>Refrigerator, Washer, Window |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Basement          | None                                                     |



**Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt                                  |
| Construction      | Brick, Stone, Vinyl Siding               |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 38            |
| Zoning         | DC            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.