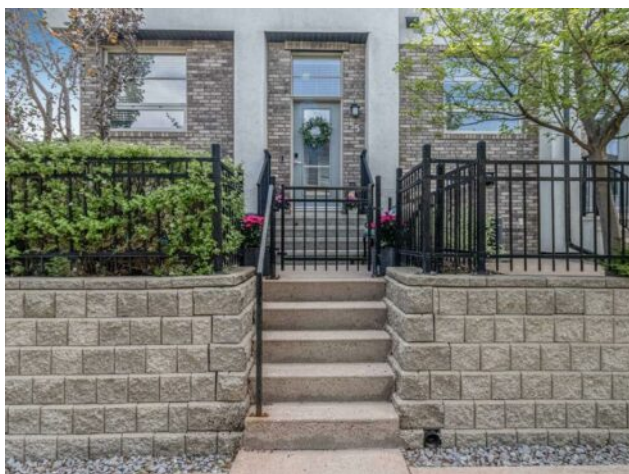


55 Aspen Hills Common SW
Calgary, Alberta

MLS # A2239491



\$570,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 330
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Fantastic Townhome in Aspen Woods. This 2 storey townhome is perfect for anyone looking to be in this sought after neighborhood. This corner unit has lots of windows, a nice view from the front, a great floor plan with loads of upgrades, air conditioning, a great front patio with gas hook up for your bbq, and so much more. The main floor is an open concept with hardwood flooring throughout, dark cabinets, Brand New GE Profile fridge, New super silent bosch Dishwasher, a great island and separate eating bar. Upstairs you will find 2 master bedrooms both with their own ensuites and there is an area in the hallway for a desk/computer area. The basement is partial with lots of storage and right behind that is an attached double garage. The home also has a water monitoring system and a smart smoke/ CO detector system. Don't miss out on this beautifully maintained home. Tons of amenities close by with easy access to the mountains in the West. 17th Ave LRT is nice and close as well for those who may work downtown and don't want the hassle of driving in rush hour traffic. Call to book your showing today!!