

24 Aspen Hills Common SW Calgary, Alberta

MLS # A2309969



\$548,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,216 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 330 |
| Basement: | Partial | LLD: | - |
| Exterior: | Brick, Stucco, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s) | | |

Inclusions: AC, All window Attachments, TV mount in Basement

Welcome to Mosaic of Aspen Hills, an upscale townhome community in highly desirable Aspen Woods. This bright, beautifully refreshed home offers an ideal layout, exceptional natural light, and a prime West Calgary location. The open-concept main floor features an upgraded tiled foyer (2022) and wire-brushed engineered oak hardwood (2023). The kitchen includes upgraded appliances (2022), refinished cabinetry, and generous storage, with an adjacent dining area that flows into the spacious living room. The upper level features newer carpet (2022), a built-in office nook, and two large bedrooms—each with its own ensuite and walk-in closet—an outstanding layout for guests, roommates, or long-term flexibility. Upper laundry completes this floor. The lower level is finished with luxury vinyl plank and offers additional storage and a home gym area. The double attached garage is upgraded with an epoxy floor, and the home includes air conditioning, remote-control blinds, a water softener, and central vac. Located minutes from Aspen Landing, Westside Recreation Centre, C-Train access, and with quick connectivity to Stoney Trail for easy mountain escapes, this townhome delivers comfort, convenience, and low-maintenance living. Clean, functional, and move-in ready—this is Aspen living done right.