

# \$525,000 - 453 Ascot Circle Sw, Calgary

MLS® #A2208711

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,201 sqft  
Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

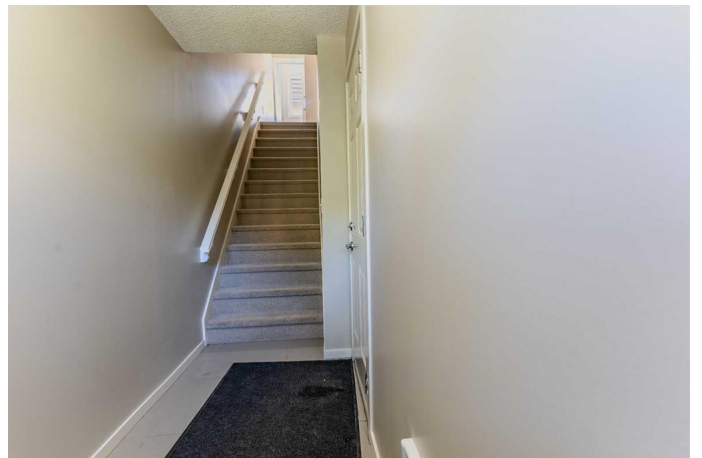
OPEN HOUSE: SATURDAY, APRIL 5 | 12:00  
PM – 4:00 PM | DUAL PRIMARY  
BEDROOMS | ATTACHED GARAGE | TWO  
OUTDOOR SPACES | PRIME ASPEN  
WOODS LOCATION

Welcome to the exclusive Enclave Villas in Aspen Woods – your mountain-inspired retreat in the heart of the city. This beautifully designed Canmore-style townhouse offers over 1,201 sq ft of comfortable, stylish living with two spacious primary bedrooms, each with its own private ensuite.

Enjoy morning coffee on your balcony overlooking the peaceful courtyard, or fire up the BBQ on your sunny southwest-facing patio. The open-concept layout features a bright and modern kitchen with quartz countertops, flowing effortlessly into the dining and living spaces – perfect for entertaining.

The main floor also includes a half bath, 9-foot ceilings, and large windows that fill the home with natural light. On the lower level, a welcoming foyer connects to a tandem double garage, providing ample indoor parking and storage.

Upstairs, discover 2 full 4-piece bathroom, convenient upstairs laundry, and two generously sized bedrooms offering privacy and comfort for guests or family.



Located close to prestigious schools like Webber Academy, plus shops, restaurants, the 69 Street LRT, and Westside Rec Centre, this home is perfectly situated. Step outside to enjoy walking trails, bike paths, and quick access to Stoney Trail and public transit.

This is the lifestyle you've been waiting for – modern living, exceptional location, and unbeatable value in Aspen Woods.

Built in 2013

### Essential Information

MLS® #	A2208711
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	453 Ascot Circle Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplaces	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone W
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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