

\$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

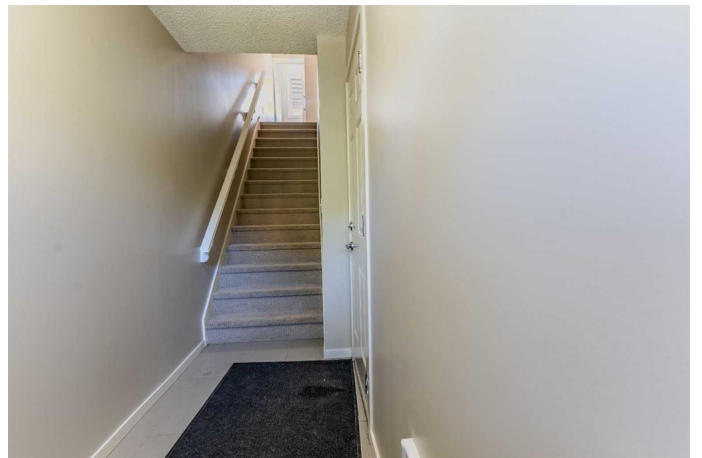
OPEN HOUSE: SATURDAY, APRIL 5 | 12:00
PM – 4:00 PM | DUAL PRIMARY
BEDROOMS | ATTACHED GARAGE | TWO
OUTDOOR SPACES | PRIME ASPEN
WOODS LOCATION

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), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
------------	--

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	5
----------------	---

Zoning	Zone W
--------	--------

HOA Fees	250
----------	-----

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	Real Broker
----------------	-------------

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.