

# \$538,000 - 316 Ascot Circle Sw, Calgary

MLS® #A2221851

**\$538,000**

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to this stunning 3-story townhome in the heart of Aspen, an ideal blend of comfort, style, and convenience, perfectly poised for its next owner. As you enter on the first floor, youâ€™re greeted by a concrete patio, where you can unwind while enjoying the tranquil, private views of the adjacent ravineâ€”an oasis of nature right outside your door. This level also includes a spacious double tandem garage, providing ample space for parking and storage. Additionally, you'll find a versatile flex room at the end of the garage, perfect for a home office, study, or creative space. Ascend to the second floor, where an inviting open-concept kitchen awaits, seamlessly flowing into a spacious dining area and a cozy living room. Step out onto your private balcony equipped with a gas line, ideal for summer barbecues. The living room, featuring an elegant electric fireplace, offers picturesque views of the wooded ravine, providing both beauty and privacy. The upper level is designed for convenience and comfort, featuring a stacked washer and dryer and two spacious master bedrooms with ensuite bathrooms. This townhome is situated in a vibrant community with abundant walking and biking paths, ensuring easy access to outdoor activities. Enjoy nearby shopping at the renowned Aspen Landing and utilize the Westside Recreation Center for fitness and fun. Conveniently located and walkable to next prestigious private schools Webber and Calgary Academy. The light rail system nearby



provides effortless connections for downtown commuters, while the property offers convenient access to the ring road for easy navigation throughout the city. Don't miss your chance to own this exceptional townhome in one of the most coveted locations in the complex! Schedule your showing today before it's too late!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2221851      |
| Price          | \$538,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,330         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 316 Ascot Circle Sw |
| Subdivision | Aspen Woods         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 0X2             |

**Amenities**

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Basement          | None  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Wood Frame         |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 40             |
| Zoning         | M-1            |
| HOA Fees       | 242            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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