

# \$548,888 - 309 Ascot Circle Sw, Calgary

MLS® #A2218835

**\$548,888**

2 Bedroom, 3.00 Bathroom, 1,266 sqft

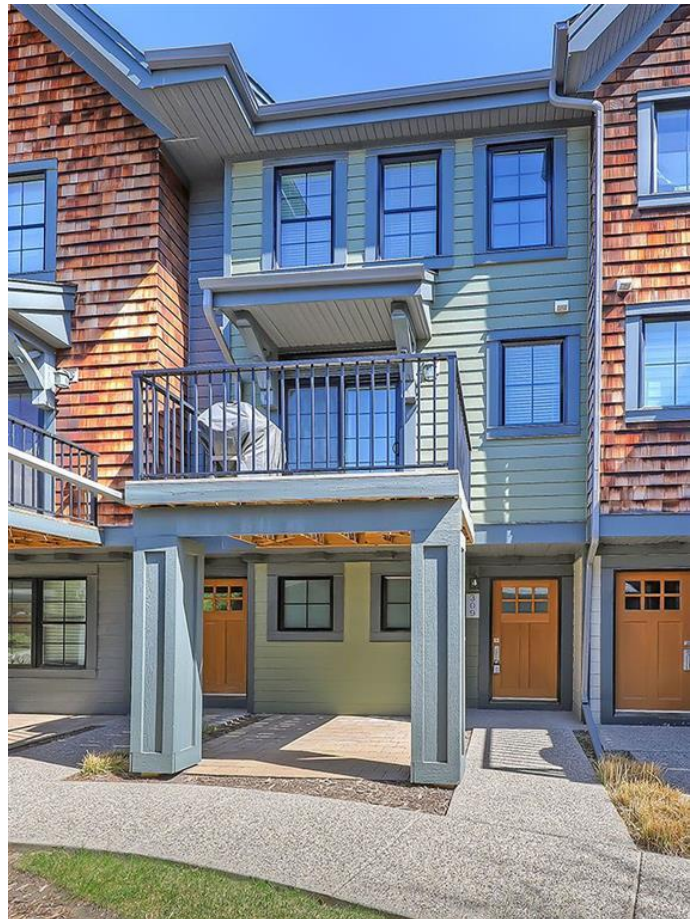
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

The Enclave at Aspen Woods redefines townhome living with a masterful balance of privacy and proximity in Calgary's™s coveted west end. Tucked away from the main thoroughfare, each residence is oriented to capture abundant natural light, as evidenced by the private west-facing balcony—an ideal spot for morning coffee or evening repose. Stepping inside a neutral canvas, that highlights thoughtful design choices, such as the updated powder room. Or the kitchen, clad in granite countertops. The main level flows seamlessly, with clean lines and thoughtful finishes setting the stage for modern living.

The upper level, where a double-master configuration offers two full en-suites and stacked laundry for seamless day-to-day life. Each oasis enjoys generous proportions, ample natural light, and quality fixtures—reflecting The Enclave's™s commitment to elevated comfort. Below, the tandem double garage accommodates two vehicles comfortably, its extra length lending itself to storage solutions or a hobby workshop.

Beyond the walls of The Enclave you'll™ enjoy nearby Aspen Landing for boutique shopping and artisanal fare, or explore Blush Lane's™s charming caf s. Pond-side trails and neighborhood parks invite leisurely strolls, while quick access to Stoney Trail and the Rocky Mountains positions adventure within easy reach.



A townhome complex with a synthesis of thoughtful architecture, refined finishes, and an exceptional location—a townhome community that offers both value and an elevated standard of living.

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218835      |
| Price          | \$548,888     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,266         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 309 Ascot Circle Sw |
| Subdivision | Aspen Woods         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 0W9             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | Breakfast Bar |
|-------------------|---------------|

|                 |                             |
|-----------------|-----------------------------|
| Appliances      | Dishwasher, Electric Range, |
| Heating         | Forced Air, Natural Gas     |
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas, Living Room            |
| Basement        | None                        |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony                                                    |
| Lot Description   | Back Lane, Conservation, Environmental Reserve, Landscaped |
| Roof              | Asphalt Shingle                                            |
| Construction      | Composite Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                            |



## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |
| Zoning         | M-1           |
| HOA Fees       | 240           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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