

\$535,000 - 444 Ascot Circle Sw, Calgary

MLS® #A2267250

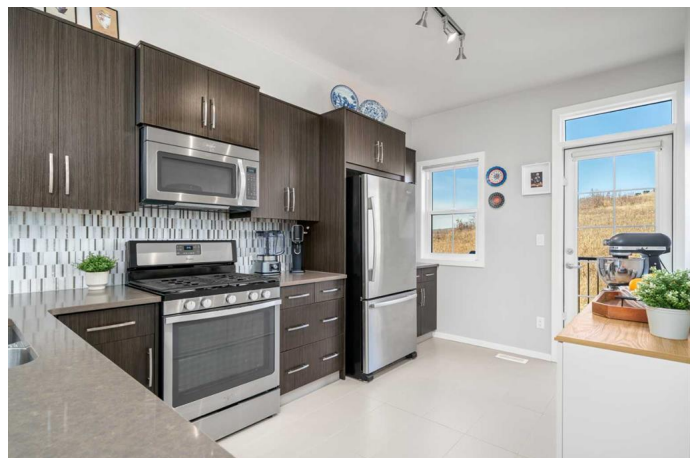
\$535,000

2 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to The Enclave, a tucked-away gem in the prestigious community of Aspen Woods. Backing onto a peaceful west-facing green space, this townhome offers privacy, tranquility, and a touch of nature right out your back door. Inside, youâ€™ll find 1,334 sq. ft. of bright, open living space filled with natural light. The main floor showcases beautiful hardwood floors, an open concept design, and a stylish kitchen complete with quartz countertops, stainless steel appliances, and a gas range. Step out onto the deck with a gas hookup, perfect for summer barbecues. Central A/C ensures year-round comfort. The popular double primary floor plan offers two spacious bedrooms, each with its own ensuite and plenty of closet space. The double tandem garage provides room for two vehicles plus extra storage, while the full driveway is a rare convenience in townhome living. This well-managed complex offers low condo fees, beautifully landscaped grounds, a quiet pond, and scenic walking paths where you can enjoy abundant birdlife and wildlife â€“ a true nature retreat in the city. Families will appreciate the proximity to top-rated public and private schools, including Webber Academy, Rundle College, and Calgary Academy, along with excellent local options. Just down the road, Aspen Landing provides a vibrant mix of boutique shops, restaurants, coffee spots, grocery stores, and all the everyday conveniences, with the C-Train keeping downtown only minutes away. Meticulously



maintained, this home offers unmatched pride of ownership – book your private viewing today and see the difference.

Built in 2012

Essential Information

MLS® #	A2267250
Price	\$535,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	444 Ascot Circle Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X3

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Native Plants, No Neighbours Behind, Street Lighting, Views, Creek/River/Stream/Pond, Wetlands, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	5
Zoning	M-1 d79
HOA Fees	199
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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