

235 Ascot Circle SW  
Calgary, Alberta

MLS # A2277535



## \$519,900

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.                   | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                      |               |                   |
| <b>Lot Feat:</b> | Landscaped                     |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 343  |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame  | <b>Zoning:</b>    | M-1 d79 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage |                   |         |

**Inclusions:** N/A

Welcome to this beautifully updated townhome in The Enclave, a sought-after complex nestled in the heart of Castle Keep. Perfectly positioned on the west side of Aspen Woods, this home offers the best of both worlds—peaceful surroundings with the convenience of Aspen Landing, Blush Lane, and everyday amenities just a short walk away. Tucked away from the main road, this unit enjoys a sunny west-facing balcony, filling the home with natural light throughout the day. The main floor features rich hardwood flooring, stainless steel appliances, and a bright, open-concept layout ideal for both everyday living and entertaining. The kitchen has been tastefully refreshed with a crisp white colour palette, complemented by new lighting, fresh paint, and new carpet throughout. Upstairs, the thoughtful dual primary bedroom layout offers two spacious bedrooms, each with its own ensuite, along with convenient upper-level laundry. The quality of finishing throughout the home is evident and beautifully maintained. The double tandem garage provides ample room for two vehicles or additional storage, adding to the home's functionality. Set in a serene and walkable location, you'll love being close to nature pathways, charming coffee spots, and quick access to the mountains for weekend escapes. All of this—and offered at the best price in Castle Keep! Call today for your private showing!