

\$509,900 - 426 Ascot Circle Sw, Calgary

MLS® #A2266083

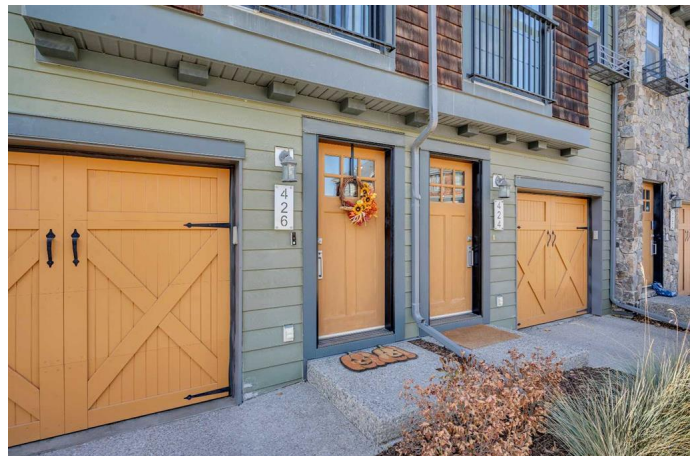
\$509,900

2 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to this exquisite east-facing townhouse in Aspen Woods, one of the most desirable communities in Calgary. This property boasts extensive upgrades and one of the best features includes a Tandem double attached car garage, perfect for Alberta's cold, snowy winters, it will keep your car nice and warm. Its charming curb appeal is sure to captivate at first glance. Upon entering, you will be greeted by a bright, high ceilings and open layout concept. The well-designed living room seamlessly connects to the dining area and a stunning kitchen, which is equipped with high-end stainless steel appliances and laminated countertops. The second floor also includes a fire-place in the living room, convenient 2-piece bathroom, a decent-sized deck/balcony that faces the west, ensuring ample sunlight throughout the day and providing an ideal setting for evening BBQ gatherings with friends and family. The third floor comprises of TWO PRIMARY bedrooms with closets and ensuite 4-piece bathroom and an ensuite 3-piece bathroom. One of the most convenient features of the third floor is the laundry area, complete with a washer and dryer, eliminating the need to run up and down the stairs for laundry tasks. Notable upgrades include 9ft ceilings, hardwood flooring, tiles, stainless steel appliances, high-quality carpets, and an upgraded washer and dryer. The location of this townhouse is truly exceptional, being in close proximity to the mountains, a major highway Stoney Trail. It is



also conveniently near a pond, children's parks, schools, bus stops, shopping complex, and various restaurants, all just a few minutes away. Do not hesitate; this townhouse is ready for you to move in.

Built in 2012

Essential Information

MLS® #	A2266083
Price	\$509,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	426 Ascot Circle Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X3

Amenities

Amenities	Other
Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Lighting, Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, City Lot, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Zoning	M-1 d79
HOA Fees	240
HOA Fees Freq.	ANN

Listing Details

Listing Office	SkaiRise Realty
----------------	-----------------

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.