# \$609,000 - 1574 93 Street Sw, Calgary

MLS® #A2206801

## \$609,000

3 Bedroom, 3.00 Bathroom, 1,480 sqft Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Welcome to this stylish and contemporary 3-level townhome, comfortable and stylish lifestyle in Aspen Woods. Book your viewing today! The only unit of its kind! This beautiful 3 bedroom 2.5 bath home boasts hardwood floors throughout the main floor and an open concept living space. The living room is bright with big windows that let in tons of natural light. The living space and dining space are good sized and lead into your chefs kitchen with quartz countertops, stainless steel appliances and an island for prepping. A 2pc powder room finishes the level. Upstairs you have three bedrooms. The master bedroom is generous and fits a king sized bed! It also has a 3pc ensuite and walk in closet. The second bedroom also has big windows and a nice view for guests or family members. The amount of natural light in this home is breathtaking. A 3pc full bath completes the level. The lower level has tons of storage with access to your double attached garage! New carpet installed year 2024! Also includes a cute front fenced in courtyard for enjoying the bright west exposure. Nestled in a community with tall trees and gorgeous views and a quiet street. Close to amenities, shopping, LRT and routes to the mountains. Plz see in the attachment, the proposed new Catholic high school plan show the school field is designed close to the property, and will have the entrance from 17 ave.







#### **Essential Information**

MLS® # A2206801 Price \$609,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,480 Acres 0.02 Year Built 2009

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 1574 93 Street Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0P3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning DC

## **Listing Details**

Listing Office Grand Realty

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