

# \$568,000 - 306 Ascot Circle Sw, Calgary

MLS® #A2254995

**\$568,000**

2 Bedroom, 3.00 Bathroom, 1,146 sqft  
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to 306 Ascot Circle SW

This bright and stylish 2-bedroom, 2.5-bath townhome offers a thoughtfully designed layout, perfect for young professionals, families, downsizers, or investors. Located in the heart of Aspen Woods, this home combines convenience, comfort, and green space surroundings.

Step inside to an open-concept main floor featuring a spacious living area, dining space, and a modern kitchen with sleek cabinetry, stainless steel appliances, and ample counter space. Large windows fill the home with natural light, while the private balcony provides a perfect spot for morning coffee or evening relaxation.

Upstairs, you'll find two generous bedrooms, each with its own ensuite bathroom, creating the ideal setup for roommates, guests, or a home office. A convenient half-bath is located on the main level for visitors.

The double tandem attached garage provides secure parking and extra storage, while the landscaped complex offers direct access to walking paths and green space offering both privacy and a connection to nature.

Enjoy the peace and quiet while being just minutes from the shops and restaurants of



Aspen Landing, top-rated schools, and easy access to downtown and the mountains.

Key Features:

2 Bedrooms | 2.5 Bathrooms

Open-concept living with modern finishes

Attached garage with storage

Balcony overlooking green space

Located in the sought-after Community of Aspen Woods

Don't miss your opportunity to own this beautiful townhome in one of Calgary's most desirable communities.

Built in 2012

### Essential Information

MLS® #	A2254995
Price	\$568,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split, Side by Side
Status	Active

### Community Information

Address	306 Ascot Circle Sw
Subdivision	Aspen Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0X2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Cooktop, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	34
Zoning	M-1 d79
HOA Fees	240
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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