

# \$407,900 - 1, 69 Aquitania Circle W, Lethbridge

MLS® #A2241702

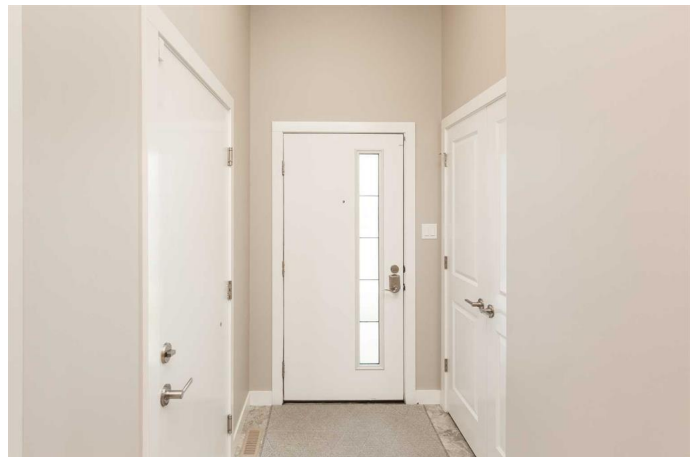
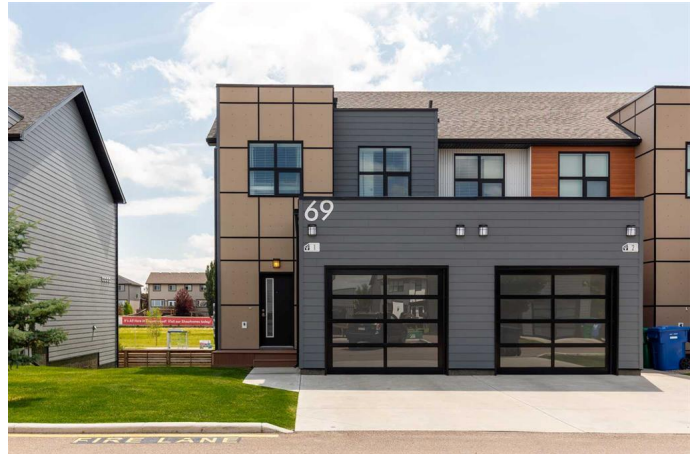
**\$407,900**

2 Bedroom, 4.00 Bathroom, 1,254 sqft

Residential on 0.22 Acres

The Crossings, Lethbridge, Alberta

Step into style and comfort at #1-69 Aquitania Circle W, a modern, like-new townhome tucked into one of West Lethbridge's most desirable locations. Just minutes from The Crossings, ATB Centre, groceries, restaurants, and the University, this home blends convenience with contemporary living. Upstairs, you'll find two spacious dual primary suites, each with its own private en-suite and walk-in closet—perfect for privacy, guests, or a roommate setup. Laundry is conveniently located on the upper level, right where you need it. The main floor impresses with soaring ceilings and an airy, open-concept layout that flows effortlessly from the kitchen to the dining and living areas. The kitchen is complete with stainless steel appliances, a corner pantry, and quartz counter-tops on both the exterior cabinets and kitchen island. Whether you're hosting friends or enjoying a quiet night in, this space fits the bill. A stylish half-bath adds extra functionality. Downstairs, the fully finished walk-out basement offers even more room to spread out with a large family room, dedicated office, third full bathroom, storage space, and utility room. A single attached garage and front parking pad round out this smart and stylish home. Take advantage having no exterior maintenance with landscaping and snow-removal taken care of for you. Whether you're a first-time buyer, investor, or looking to downsize without compromise—this one is a standout.



Built in 2017

## Essential Information

MLS® #	A2241702
Price	\$407,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,254
Acres	0.22
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1, 69 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	DC

## Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.