

\$885,000 - 614 Aspen Meadows Hill Sw, Calgary

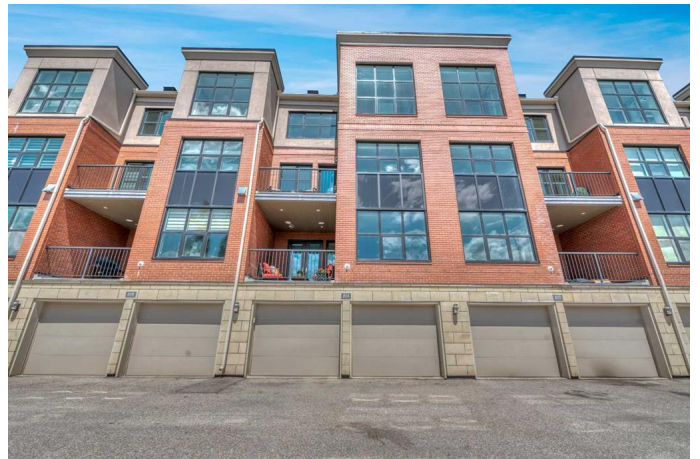
MLS® #A2232698

\$885,000

3 Bedroom, 4.00 Bathroom, 3,020 sqft
Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

*** OPEN HOUSE SUNDAY, JUNE 22 from 1:00-4:00PM *** Take a look at this exceptional offering in the sought-after community of Aspen Woods, SW Calgary. Situated within the architecturally distinctive WEST 17th LOFTS complex, this luxury townhouse redefines urban living with 3 spacious bedrooms and 3.5 spa-inspired bathrooms in over 3,020 square feet of above-grade space, complimented by an in-unit elevator, three private balconies (capturing panoramic views, with south and north exposures), and an oversized, heated double attached garage (equipped with built-in cabinetry and epoxy flooring). From the moment you step inside, you're greeted by top-of-the-line finishings and meticulous attention to detail throughout. Soaring tall ceilings, rich hardwood flooring, granite countertops, professional-grade appliances (including Wolf, Sub-Zero, and ASKO brands), brick feature walls, new designer paint and lighting, natural gas fireplace, and ample storage with an abundance of built-in cabinetry. Other sophisticated upgrades include central air conditioning, a water softener system, central vacuum system, new humidifiers, new thermostats, and a wet bar with wine and beverage fridges. Perfectly positioned near premier schools, boutique shopping, fine dining, and with easy access to downtown Calgary and the Rocky Mountains, this residence presents a rare opportunity to live in one of Calgary's most desirable



neighbourhoodsâ€™ where luxury meets lifestyle.

Built in 2006

Essential Information

MLS® #	A2232698
Price	\$885,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,020
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	614 Aspen Meadows Hill Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G3

Amenities

Amenities	Clubhouse, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Covered, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Rear Drive, Secured, See Remarks, Side By Side
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open
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	Floorplan, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Central, Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Partial, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
Lot Description	Landscaped, Lawn, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	June 19th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	MaxWell Capital Realty
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