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

MLS® #A2232698

\$885,000

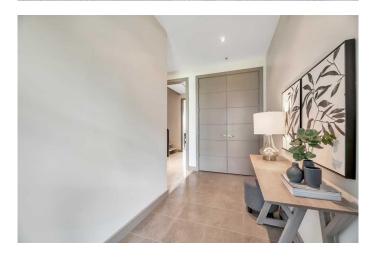
3 Bedroom, 4.00 Bathroom, 3,020 sqft Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

*** OPEN HOUSE SUNDAY, JUNE 29, from 3:00-5:00PM *** 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

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 11

Zoning DC (pre 1P2007)

Listing Details

Listing Office MaxWell Capital Realty

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