

# \$998,000 - 202 Aspen Meadows Hill Sw, Calgary

MLS® #A2235155

**\$998,000**

3 Bedroom, 4.00 Bathroom, 3,228 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Introducing an exceptional townhome in Aspen Estates situated in the BEST LOCATION in the entire development! Located at the west end of the development, this end unit has views of a beautiful park to the north west and has lovely views to the south of the courtyard. This spectacular townhome offers refined living with a beautifully designed interior and the convenience of private elevator access to all four floors. Fronting onto a European styled lush courtyard with a tranquil water feature, this property has a rare combination of luxury, privacy, and thoughtful design. Offering over 3,200 square feet of living space and three spacious bedrooms, each with access to its own full bathroom, it is ideal for families, professionals, or those seeking a premium lock-and-leave lifestyle. Enter through the oversized heated double attached garage or through the charming front entrance just off the courtyard, which evokes a timeless estate-style arrival for guests. The large front foyer opens to a south living room that features a fireplace and custom-built cabinetry.

This room can also be used as an office, living room or area for a grand piano. As you pass by the living room area, you enter the designer kitchen boasting floor-to-ceiling rift oak-styled cabinetry, a statement granite island, and high end luxury appliances (Wolf professional gas range, paneled Sub-Zero refrigerator). The kitchen is open to the beautifully appointed family room and dining area. Step out to the covered balcony overlooking the park, perfect



for an evening glass of wine or BBQ dinner. Upstairs, the primary suite features a large walk-in closet and a luxurious five-piece ensuite bathroom with a frameless glass shower and beautiful freestanding bathtub. The second bedroom also includes its own private ensuite. The top-floor “New York” styled loft is an exceptional space, offering over 1,050 square feet of entertaining and family relaxation space. It includes a third bedroom with a Juliet balcony, mountain views and a full bathroom. The lounging area features a TV viewing area, a games area, a walk-behind bar, a wall of windows overlooking the park, brick wall accents and a full mini-kitchen. Additional features include a large utility and storage room, multiple custom closets, an open-riser hardwood staircase, and high-end built-ins throughout. Every detail has been thoughtfully designed to reflect elevated modern living. This residence is located in prestigious Aspen Estates, just minutes from Aspen Landing’s shops and dining, top-rated private schools, and Westside Recreation Centre. It also offers convenient access to both downtown and the mountains. This is a rare opportunity to own one of the finest homes in the complex. Book your private showing today! Note: Furnishings curated largely through Restoration Hardware may be available for sale.

Built in 2006

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2235155  |
| Price      | \$998,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 3,228         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 202 Aspen Meadows Hill Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 0G3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Gas Range                                                                           |
| Heating           | Forced Air                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Partial, Partially Finished                                                                                                                                                                                      |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line, Courtyard |
|-------------------|-------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Corner Lot |
| Roof            | See Remarks                              |
| Construction    | Brick, Stucco                            |
| Foundation      | Poured Concrete                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 35              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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