

\$945,000 - 18 Aspen Hills Manor Sw, Calgary

MLS® #A2244540

\$945,000

3 Bedroom, 4.00 Bathroom, 1,958 sqft
Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

****OPEN HOUSE this Sat Aug 2nd at 2-4PM****

Elegant Family Home on Corner Lot in Aspen |
Quiet Street | Sunny Backyard with Southwest
Exposure Benefits

Tucked away on a quiet street in the prestigious community of Aspen, this beautifully designed two-storey corner-lot home offers the perfect balance of family comfort and refined upgrades – all just steps from Webber Academy, playgrounds, walking trails, and Aspen Landing Lakes. Located within one of Calgary’s most sought-after school districts and offering easy access to the C-Train and major roadways, the location blends peaceful living with city convenience.

Set on a generous corner lot with no sidewalks to shovel, the home enjoys sunlight from every angle – morning light fills the NW-facing front, while the backyard benefits from southwest sunlight thanks to the lot’s favorable orientation. On the main floor, you’ll find 9-ft ceilings and an open concept layout with large-format tile flooring throughout except in Living Room. The Living room features a gas fireplace with stone surround and mantle, while the well-appointed Kitchen includes granite countertops, a center island with raised eating bar, stainless steel appliances, built-in wine fridge, and a spacious walk-through pantry with built-in shelves. The Dining Room leads to a newly painted 14'10" x 9'5" deck with gas hookup, canopy, and



sun-blocking blinds â€” ideal for summer BBQs.

The professionally landscaped backyard is a highlight â€” fully fenced for privacy, mature trees, a fruit-bearing apple tree, a kids' play structure with extended slide, and even a shed for gardening tools. Itâ€™s a private, sun-filled outdoor retreat for all ages.

On the upper level, a sunny South facing Family room provides flexible family space. The Primary bedroom boasts a walk-in closet and a spa-inspired 5-piece ensuite with a soaker tub, double vanity, and a standing shower with seat. Two additional bedrooms and a 4-piece bathroom complete the upper floor, offering comfortable accommodation for family and guests.

The fully finished basement offers 8'7" ceilings, a large Rec Room with wet bar and mini-fridge, plus a full 3-piece bath and an area with window that is ready to add as a 4th bedroom. A new furnace (May 2025), an insulated double attached garage with built-in storage, and a smart app-controlled garage opener add everyday practicality. The seller also secured City approval for a future extension (document available).

This exceptional home combines thoughtful design, quality upgrades, and an unbeatable location to offer a truly comfortable and inviting family lifestyle. Donâ€™t miss the opportunity to make this beautiful Aspen residence your new home. **Check out 3D VIRTUAL TOUR**

Built in 2007

Essential Information

MLS® #	A2244540
Price	\$945,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Aspen Hills Manor Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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