

# \$865,000 - 713 Aspen Meadows Hill Sw, Calgary

MLS® #A2224416

**\$865,000**

3 Bedroom, 4.00 Bathroom, 3,055 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

WOW! This is an URBAN LIFESTYLE on the Westside, let's call it the Upper Westside! This executive style LOFT has a definite Manhattan VIBE! Three stories of luxurious style, 3054 sq ft of living space, an ELEVATOR servicing 4 levels, an oversized attached - HEATED - garage, 3 beds, 3.5 baths, an AMAZING 3rd level kitchen, dining living space! WITH A MOUNTAIN VIEW! All of this just steps to the West LRT, the Westside Rec Centre and all the Westside has to offer! direct access to the office downtown and a quick exit west to the mountains - an AMAZING LOCATION! Arriving you will appreciate the location, tucked away at the end of a short drive, your guests will enjoy guest parking steps from your door and the open courtyard as they approach your door. Inside! 9' ceilings, hardwoods from wall to wall! an inviting casual living space/family room on the main level, as well as 3rd bedroom and full bath. On the second level you will love the primary retreat! a large sleeping area, a soaker tub tucked in the corner, a 5pc en suite with a wonderful use of glass to harness the view and the sun and a private balcony. There is a second bedroom on this level with a walk-in closet and private en suite too. The upper/third level features a GOURMET kitchen, a professional series appliance package, including a Wolf gas range, dining space, living room and balcony. The kitchen features a professional series appliance package including a Wolf gas range,



a large center island/breakfast bar and a WARM & BRIGHT southern exposure. The Upper or 3rd level is the CHARM! Your guests will never leave â€“ AMAZING! PLUSâ€“. ELEVATOR access direct from the oversized â€“ HEATED - garage to each of the four levels of this wonderful home - FANTASTIC! LOCK & GO!

Built in 2006

### **Essential Information**

MLS® #	A2224416
Price	\$865,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,055
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	713 Aspen Meadows Hill Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G4

### **Amenities**

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Elevator, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 25th, 2025
Days on Market	101
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.