

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

MLS® #A2232698

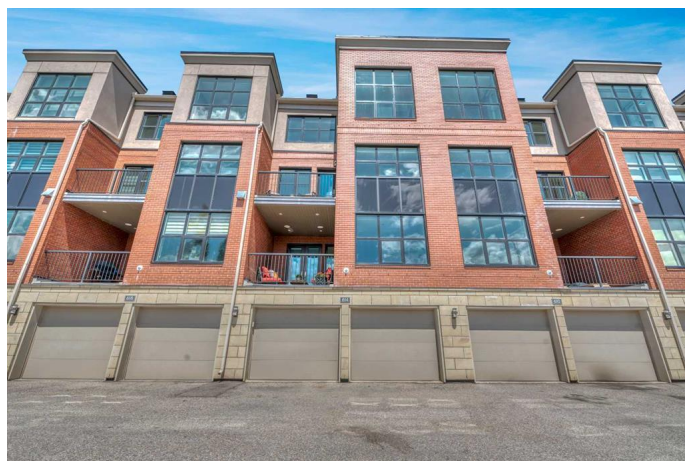
**\$885,000**

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 Hills, 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	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Secured, See Remarks, Covered, Enclosed, Rear Drive, 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
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	MaxWell Capital Realty
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