

\$1,049,000 - 243 Aspen Acres Manor Sw, Calgary

MLS® #A2243036

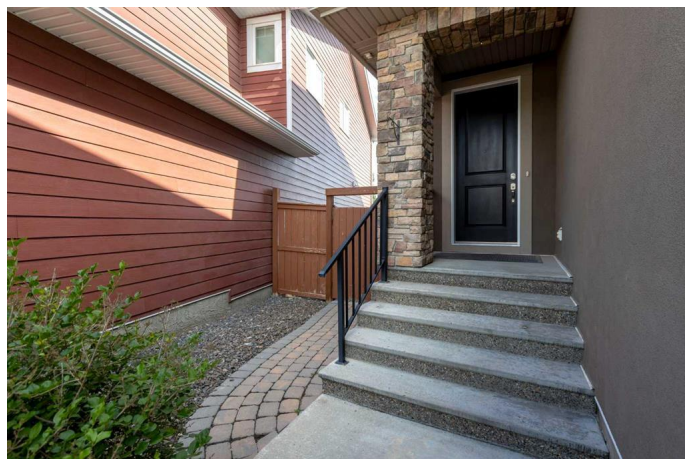
\$1,049,000

3 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0.11 Acres

Aspen Woods, Calgary, Alberta

Welcome to 243 Aspen Acres Manor SW – an exceptional, beautifully maintained home in one of Calgary’s most sought-after communities! This stunning 2-storey home offers 3 spacious bedrooms and 2.5 bathrooms. As you step inside, you're welcomed by a grand soaring ceiling in the foyer, setting the tone for the elegant design throughout. The main floor boasts hardwood flooring, a dedicated office, a stylish kitchen with premium finishes, a bright living room, and a generous dining area – perfect for both everyday living and entertaining. From the attached double garage with epoxy flooring, enter a functional mudroom that leads through a convenient walk-through pantry directly into the kitchen, offering excellent flow and ample storage. Upstairs, you’ll find three bedrooms and a second living room with a vaulted ceiling, creating a spacious, sun-filled retreat perfect for relaxing or gathering with family. The luxurious primary suite boasts a spa-like ensuite with a dual vanity, soaker tub, walk-in shower, and a private water closet. A large walk-in closet, thoughtfully positioned separate from the ensuite, offers ample storage and organization space. The undeveloped walk-out basement features 9-foot ceilings and a thoughtfully designed floor plan, presenting an excellent opportunity for the new owner to customize and create their ideal lower-level living space. Enjoy the outdoors in your beautifully landscaped backyard, complete with a large deck, firepit



area, and private green space. Located on a premium corner lot, this home offers enhanced privacy with no neighbors on one side and mature trees creating a peaceful atmosphere. Set in the prestigious Aspen community, youâ€™re just minutes from top-rated schools, shopping, downtown Calgary, and with the new Stoney Trail extension, access to the airport and major roadways has never been more convenient. This is more than a homeâ€”itâ€™s a lifestyle. Come experience it for yourself!

Built in 2014

Essential Information

MLS® #	A2243036
Price	\$1,049,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,309
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	243 Aspen Acres Manor Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Z4

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.