

# \$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 | 50             |
| Zoning         | DC             |

## Listing Details

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

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