\$899,000 - 404 Aspen Meadows Hill Sw, Calgary

MLS® #A2211871

\$899,000

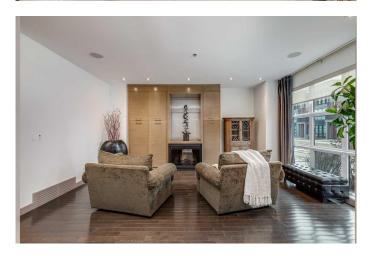
3 Bedroom, 4.00 Bathroom, 3,232 sqft Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to luxury living in the prestigious West 17th Lofts, where sophistication meets convenience. This exceptional end-unit, three-storey townhouse boasts the largest floor plan in the complex, the sought-after "Malibu" design, offering over 3,500 sq ft of beautifully developed living space. With 3 bedrooms, 3.5 baths, and a private elevator connecting all levels, this property is the perfect blend of elegance and functionality. The main floor welcomes you with a spacious foyer, hardwood flooring, soaring ceilings, and an abundance of natural light, courtesy of the extra windows exclusive to end units. The foyer leads into a bright living room at the front of the home, complete with a cozy fireplace framed by custom built-insâ€"an ideal spot for relaxation. At the back of the house, the open-concept family room, dining area, and chef's kitchen create an exceptional entertaining space. The kitchen features quartz countertops, custom cabinetry, a massive island with seating, and premium appliances, including a six-burner Wolf gas range, Wolf built-in microwave, Sub-Zero fridge, and ASKO dishwasher. Double doors off the family room lead to a covered patio, perfect for hosting gatherings or enjoying quiet evenings. A two-piece powder room completes the main level. On the second floor, the opulent primary suite offers a luxurious retreat with a spa-inspired ensuite featuring in-floor heating, dual sinks, a glass shower with a bench, a soaker tub, and a massive walk-in







closet with custom built-ins. Step onto your private balcony and enjoy the tranquility of your surroundings. A second generously sized bedroom also boasts a walk-in closet and a four-piece ensuite with in-floor heating. A thoughtfully designed laundry room complete. The top level is an entertainer's dream, with a bright and versatile rec room featuring a custom wet bar equipped with a dishwasher, wine fridge, and bar fridge. A third bedroom or office with south-facing windows offers access to a Juliet balcony, while a three-piece bathroom adds convenience to this level. This space also boasts spectacular views. The basement offers access to the oversized double attached garage, a walk-in closet, and a storage room. The elevator makes moving between all four levels effortless. Recent upgrades include fresh paint, with air conditioning and custom window coverings adding to the home's year-round comfort and style. Nestled in the heart of Aspen, this home is just steps from the 69th Street CTrain Station, Westside Recreation Centre, and the shops and restaurants of Aspen Landing. The area is home to top-tier schools, including Rundle College, Webber Academy, CFIS and Ernest Manning High School, as well as Ambrose University. Nearby parks, playgrounds, and pathways enhance the community's appeal, with quick access to 17th Avenue and Stoney Trail for easy commuting. See this incredible property in personâ€"book your showing today! Be sure to check out the floor plans & 3D tour.

Built in 2006

Essential Information

MLS® # A2211871 Price \$899,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,232 Acres 0.00

Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 404 Aspen Meadows Hill Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0G3

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage,

Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Dryer, Garage Control(s), Gas Range, Microwave, Range Hood,

Washer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement See Remarks, Walk-Out

Exterior

Exterior Features None

Lot Description Back Lane, Cul-De-Sac, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025

Days on Market 10

Zoning DC

Listing Details

Listing Office Real Broker

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.