

# \$900,000 - 109 Aspen Meadows Hill Sw, Calgary

MLS® #A2255262

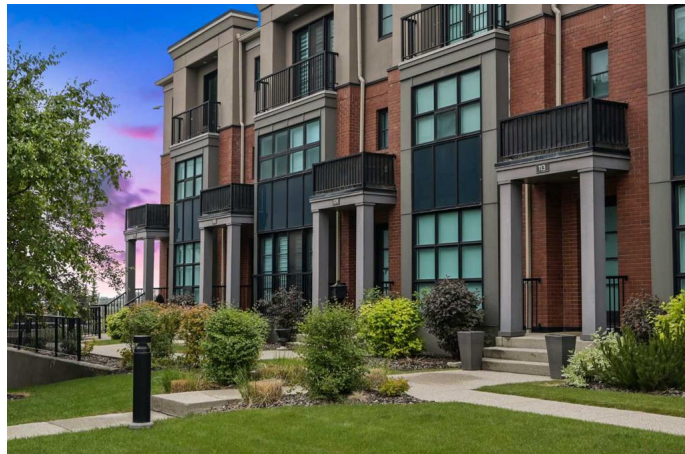
**\$900,000**

3 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Welcome to 109 Aspen Meadows Hill, a luxury Manhattan Brownstone offering over 3,071 sqft of upscale living with one of the best locations in the complex—showcasing one of only 4 units in the complex with unobstructed views of the mountains, courtyard, and downtown skyline. This home has been meticulously upgraded with over \$150,000 in high-end enhancements, creating a seamless blend of elegance, comfort, and smart functionality. Inside, you™ find a Control4 sound system with in-ceiling speakers throughout the main living spaces and bedrooms, a reverse osmosis system, a water softener, and a smart doorbell with two-way audio and cameras at both front and rear. On the main level, a versatile front office or bedroom with built-ins, while the reconfigured family room includes premium appliances like a full-size fridge, Wolf microwave, Sub-Zero wine fridge, Miele dishwasher, and additional cabinetry—perfect for hosting. Double power blinds with blackout and sheer layers, designer light fixtures, and high-end finishes elevate every space, including a main floor bath with a modern designer sink and faucet. The kitchen impresses with two Miele dishwashers, a wall oven, warming drawer, custom tile backsplash, and striking island lighting. Upstairs, both bedrooms feature blackout + sheer blinds and track lighting, while the laundry room boasts full-size machines and upgraded lighting. The living room layout was reimagined to accommodate an 80” TV above the



fireplace, with additional cabinetry added for symmetry and storage. A fully finished lower-level gym/storage space completes the home, along with elevator access featuring a built-in phone for peace of mind. The garage features full epoxy floors, high-end cabinets, and a workbench. This is a true lock-and-leave executive home for the buyer who values design, quality, and distinction in one of Calgary's most desirable communities.

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255262      |
| Price          | \$900,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,072         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 109 Aspen Meadows Hill Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 0G3                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Snow Removal, Visitor Parking |
| Parking Spaces | 4                                   |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s), Bookcases                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Wine Refrigerator, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Partial                                                                                                                                                 |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Views                                      |
| Roof              | Tar/Gravel                                 |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 2                   |
| Zoning         | DC (pre 1P2007)     |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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