

# \$950,000 - 109 Aspen Meadows Hill Sw, Calgary

MLS® #A2233731

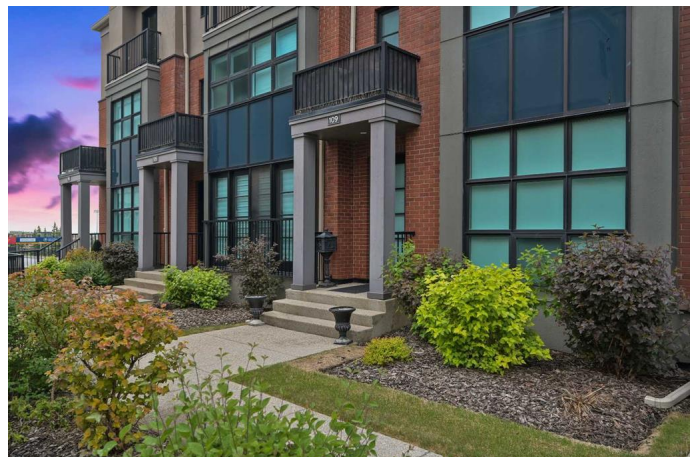
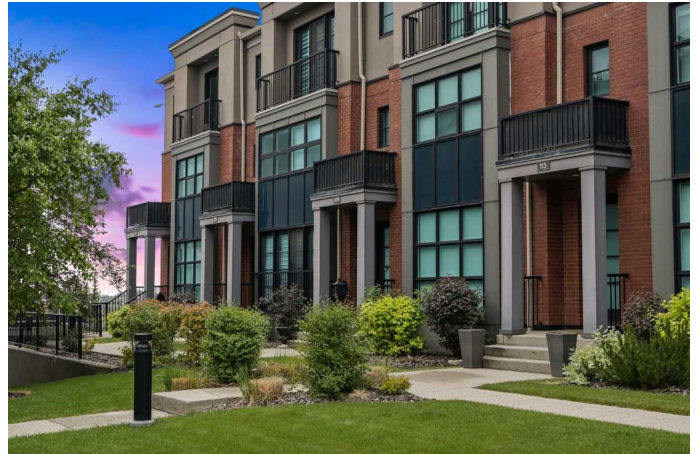
**\$950,000**

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'll 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® #	A2233731
Price	\$950,000
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	Bookcases, Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
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	June 23rd, 2025
Days on Market	23
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	eXp Realty
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