

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

MLS® #A2255262

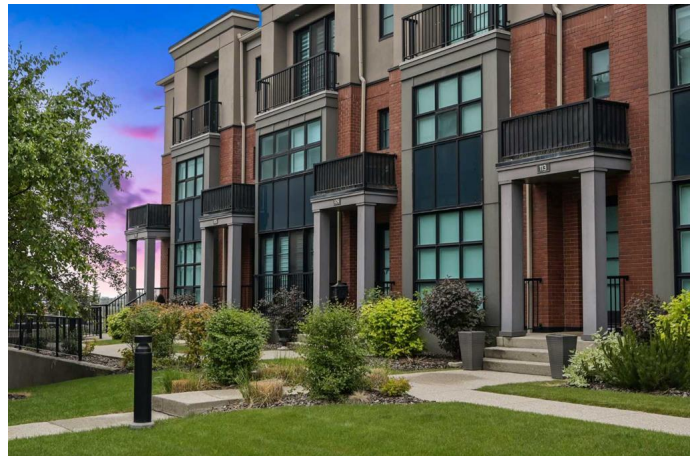
**\$900,000**

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 | 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, Wood Frame, Stucco |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 47                  |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.