

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

MLS® #A2255262

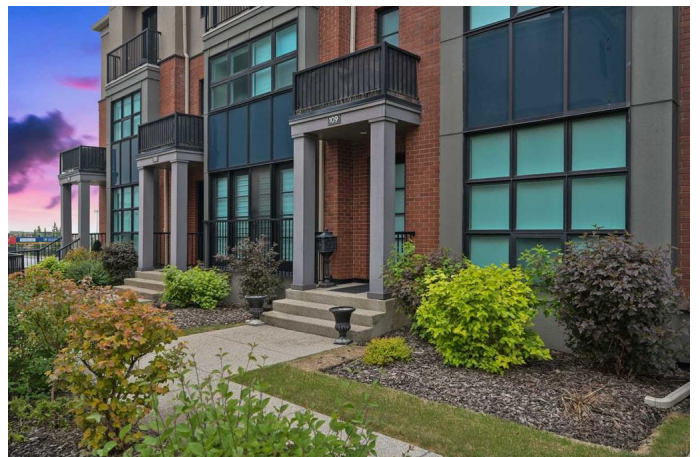
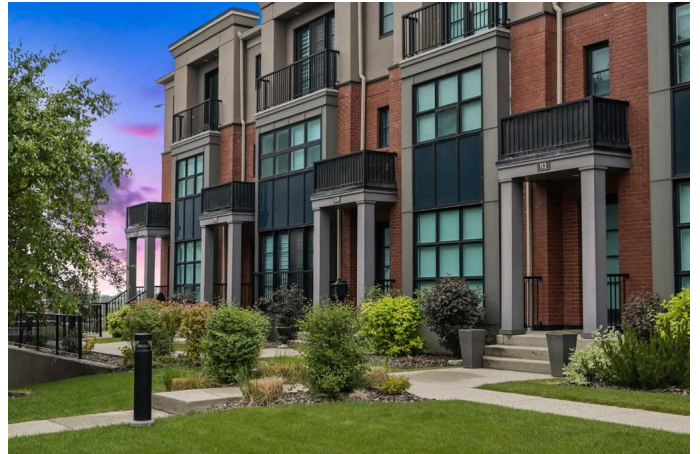
\$900,000

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, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	6
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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