

# \$880,000 - 416 Aspen Meadows Hill Sw, Calgary

MLS® #A2233107

**\$880,000**

2 Bedroom, 4.00 Bathroom, 3,049 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Luxury townhome in Aspen Woods offering over 3600 sqft across 4 levels, private elevator for easy access to every floor! Double attached garage and 2 spacious bedrooms, each with its own Ensuite. This is one of the most coveted Floor-plans in the complex "The Manhattan" and it truly delivers that New York vibe! Experience Lofted ceilings, exposed brick feature walls and loads of natural light through floor-to-ceiling windows. Plus it backs onto a residential area, which means less noise when enjoying your outdoor spaces. The top floor serves as the main living space, where elegance meets charm in an elevated open concept layout. Here you'll find the gourmet kitchen, dining room, living room and balcony overlooking the beautiful courtyard all flowing seamlessly together. The top of the line kitchen features a massive Island, high end appliances (sub-zero, wolf, ASKO) abundance of custom cabinetry, including pantry cupboards and deep pot drawer, everything you would expect in a luxury home. On the second floor you'll find both bedrooms and convenient laundry room. The Primary is a true retreat! Spacious is an understatement here, spa like ensuite with separated shower/toilet combo, walk in closet and a private balcony! The main floor is tailored for entertaining featuring a stylish a wet bar, Island with additional seating and two beverage fridges, one equipped with ice, the other perfect for wine storage. 3rd balcony with BBQ gas line, living room with extended flex



space (set up as a sitting room) as well as a full bathroom and generous office (which could easily be converted to a 3rd bedroom if desired) throughout the home you will find an abundance of custom built inâ€™s, in the kitchen, living areas, closets and more. The entire home is wired for sound and both ensuites have in-floor heat for added comfort. More extras include a newer hot water tank (2024) a massive storage room on the garage level and concrete walls between the units, offering soundproofing and privacy! This is truly an Estate level townhome that offers upscale living in one of Calgary's most desirable neighborhoods, donâ€™t miss your opportunity to own a home that has it all!

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233107      |
| Price          | \$880,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,049         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 416 Aspen Meadows Hill Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

Postal Code T3H 0G3

### Amenities

Amenities Visitor Parking  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Partially Finished, See Remarks

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Landscaped, See Remarks  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 25th, 2025  
Days on Market 59  
Zoning DC(pre 1P2007)

### Listing Details

Listing Office CIR 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.