$945,000 - 18 Aspen Hills Manor Sw, Calgary

MLS® #A2244540

$945,000
3 Bedroom, 4.00 Bathroom, 1,958 sqft
Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE this Sat Aug 2nd at 2-4PM
Elegant Family Home on Corner Lot in Aspen | Quiet Street | Sunny Backyard with Southwest Exposure Benefits

Tucked away on a quiet street in the prestigious community of Aspen, this beautifully designed two-storey corner-lot home offers the perfect balance of family comfort and refined upgrades â€” all just steps from Webber Academy, playgrounds, walking trails, and Aspen Landing Lakes. Located within one of Calgaryâ€™s most sought-after school districts and offering easy access to the C-Train and major roadways, the location blends peaceful living with city convenience.

Set on a generous corner lot with no sidewalks to shovel, the home enjoys sunlight from every angle â€” morning light fills the NW-facing front, while the backyard benefits from southwest sunlight thanks to the lotâ€™s favorable orientation. On the main floor, youâ€™ll find 9-ft ceilings and an open concept layout with large-format tile flooring throughout except in Living Room. The Living room features a gas fireplace with stone surround and mantle, while the well-appointed Kitchen includes granite countertops, a center island with raised eating bar, stainless steel appliances, built-in wine fridge, and a spacious walk-through pantry with built-in shelves. The Dining Room leads to a newly painted 14'10" x 9'5" deck with gas hookup, canopy, and

sun-blocking blinds â€” ideal for summer BBQs.

The professionally landscaped backyard is a highlight â€” fully fenced for privacy, mature trees, a fruit-bearing apple tree, a kids' play structure with extended slide, and even a shed for gardening tools. Itâ€™s a private, sun-filled outdoor retreat for all ages.

On the upper level, a sunny South facing Family room provides flexible family space. The Primary bedroom boasts a walk-in closet and a spa-inspired 5-piece ensuite with a soaker tub, double vanity, and a standing shower with seat. Two additional bedrooms and a 4-piece bathroom complete the upper floor, offering comfortable accommodation for family and guests.

The fully finished basement offers 8'7" ceilings, a large Rec Room with wet bar and mini-fridge, plus a full 3-piece bath and an area with window that is ready to add as a 4th bedroom. A new furnace (May 2025), an insulated double attached garage with built-in storage, and a smart app-controlled garage opener add everyday practicality. The seller also secured City approval for a future extension (document available).

This exceptional home combines thoughtful design, quality upgrades, and an unbeatable location to offer a truly comfortable and inviting family lifestyle. Donâ€™t miss the opportunity to make this beautiful Aspen residence your new home. **Check out 3D VIRTUAL TOUR**

Built in 2007

Essential Information

MLS® #	A2244540
Price	$945,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Aspen Hills Manor Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.

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.