

# \$1,299,900 - 208, 1700 73 Street Sw, Calgary

MLS® #A2266801

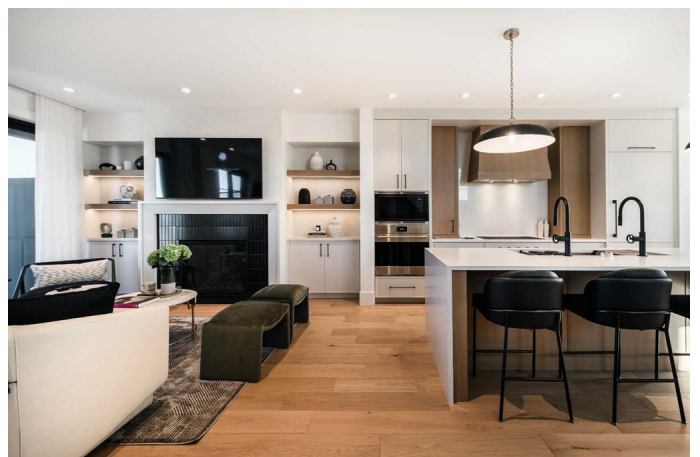
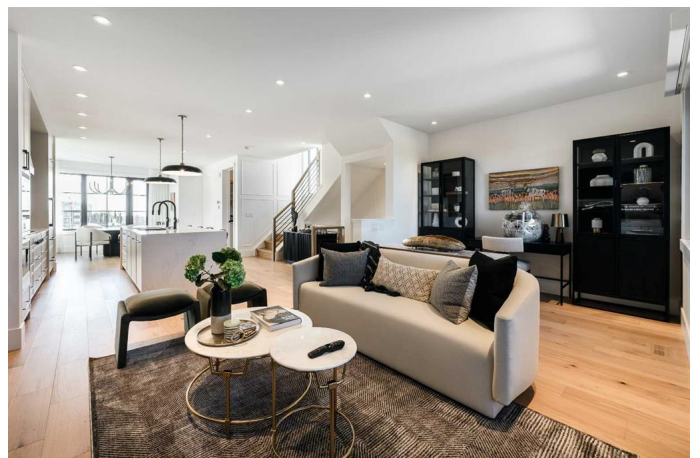
**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 2,327 sqft

Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Welcome to The Cressley â€” a stunning 3-bedroom, 2,326 sq. ft. estate townhome in the heart of Aspen Estates. This luxurious residence sets a new benchmark for refined living, surrounded by 3.5 acres of park space and thoughtfully designed landscaping. Inside, discover an elegant blend of style and function. The open-concept layout showcases oversized windows, wide plank hardwood floors, and full-height custom cabinetry offering exceptional storage. The gourmet kitchen is equipped with premium Wolf and sub Zero stainless steel appliances, a gas cooktop, quartz countertops, and a generous walk-in pantry â€” ideal for any home chef. The spacious living area features a cozy gas fireplace, a dedicated office space, and access to an expansive 20-ft west-facing deck with a louvered roof and motorized screens â€” perfect for year-round entertaining. The primary suite is a private retreat, complete with a double vanity, relaxing soaker tub, and rejuvenating steam shower. Additional highlights include solar power, hydronic in-floor heating, concrete demising walls for enhanced soundproofing, automated power window coverings, and an attached garage with durable epoxy flooring. Enjoy the convenience of nearby amenities along with endless opportunities for recreation, entertainment, and relaxation. Additional features Tilt and turn triple glazed windows Solar panels as a standard and EV charger ready. Expertly crafted by RareBuilt Homes, recipient of the



2022 BILD Multi-Family Small Volume Builder  
of the Year award. Schedule your private  
showing today.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2266801      |
| Price          | \$1,299,900   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 2,327         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 208, 1700 73 Street Sw |
| Subdivision | Aspen Woods            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 4T2                |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park, Playground               |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached, Tandem |
| # of Garages   | 2                              |

**Interior**

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|
|                 | Vaulted Ceiling(s), Walk-In Closet(s)                                                                                               |
| Appliances      | Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator |
| Heating         | In Floor, Fireplace(s), Forced Air, Natural Gas, Heat Pump                                                                          |
| Cooling         | Central Air                                                                                                                         |
| Fireplace       | Yes                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                   |
| Fireplaces      | Gas                                                                                                                                 |
| Has Basement    | Yes                                                                                                                                 |
| Basement        | Full                                                                                                                                |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                 |
| Lot Description   | Back Yard, Landscaped                                 |
| Roof              | Asphalt                                               |
| Construction      | Brick, Composite Siding, Concrete, Stucco, Wood Frame |
| Foundation        | ICF Block                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 4                  |
| HOA Fees Freq. | MON                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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