

# \$799,900 - 606 Aspen Meadows Hill Sw, Calgary

MLS® #A2255309

**\$799,900**

3 Bedroom, 5.00 Bathroom, 3,079 sqft

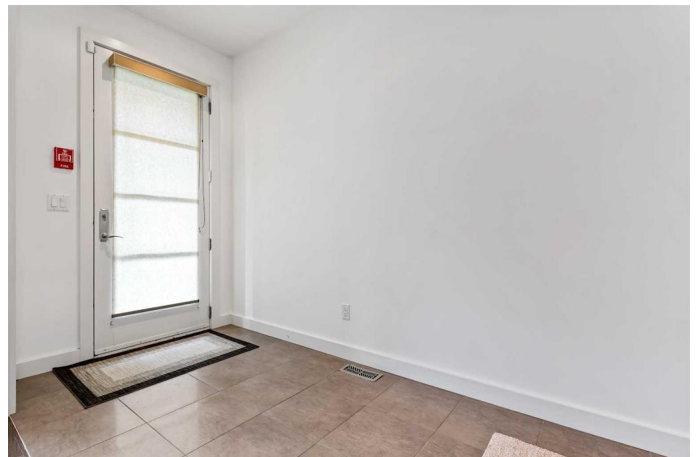
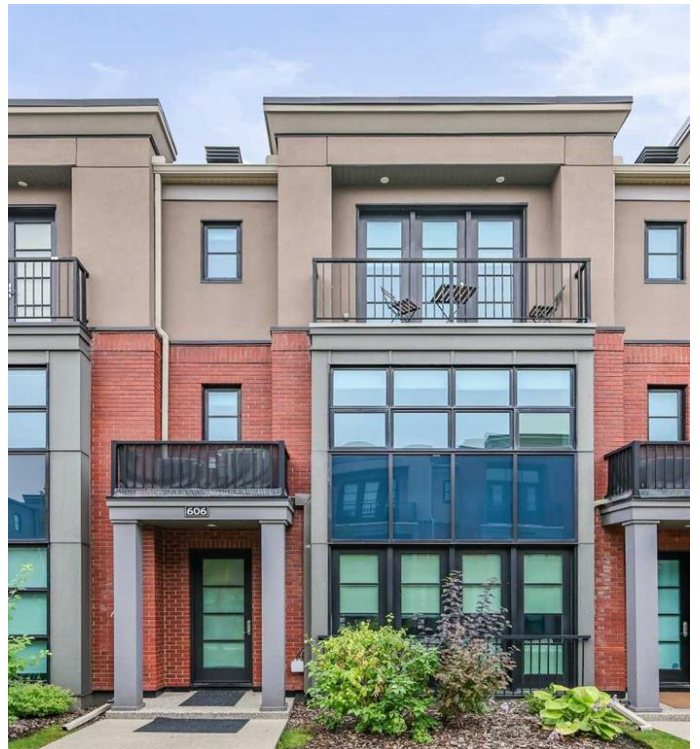
Residential on 0.07 Acres

Aspen Woods, Calgary, Alberta

Experience elevated townhome living at 606 Aspen Meadows Hill SW – a luxurious 3-bedroom, 4-bathroom residence in the prestigious community of Aspen Woods. Built in 2020, this executive home is thoughtfully designed with a private in-suite elevator, upscale finishes, and a highly functional layout that suits both relaxed living and stylish entertaining. The main floor is bright and airy, featuring 9'™ ceilings, engineered hardwood flooring, and elegant built-ins. The kitchen is a chef's dream with granite countertops, a center island, gas cooktop, wall oven, and a stainless steel French-door refrigerator. A bright dining area opens through French doors to a sun-drenched west-facing patio, ideal for relaxing or hosting.

The living room offers a cozy yet refined feel with its fireplace and custom built-ins overlooking the fenced backyard. Also on the main floor is a powder room and a spacious third bedroom with a walk-in closet and private 3-piece ensuite – perfect for guests, aging parents, or a home office. Upstairs, a generous loft space includes a wet bar, bar fridge, and custom cabinetry. The primary suite provides a peaceful retreat with a private balcony, walk-in closet, and a luxurious 4-piece ensuite with double vanity and oversized shower. The second upper bedroom also includes a walk-in closet and its own full ensuite bath. A convenient upper-floor laundry room makes everyday living easy.

Additional features include central A/C, a



double tandem attached garage, and a huge private storage room. Located close to Aspen Landing, LRT, top schools, and parks, this home offers upscale, maintenance-free living in one of Calgary's most desirable west-end communities.

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255309      |
| Price          | \$799,900     |
| Bedrooms       | 3             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 3,079         |
| Acres          | 0.07          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 606 Aspen Meadows Hill Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 0G3                   |

**Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal                                                  |
| Parking Spaces | 2                                                                      |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Paved |
| # of Garages   | 2                                                                      |

**Interior**

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                        |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                                                                         |
| # of Stories      | 3                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Partial, Unfinished                                                                                                                                                                      |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Back Lane, Landscaped     |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 6                   |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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