

# \$1,199,900 - 52 Aspen Meadows Green Sw, Calgary

MLS® #A2268792

**\$1,199,900**

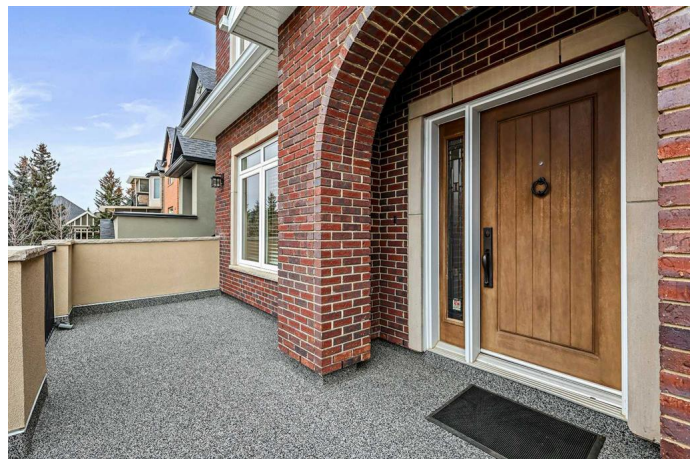
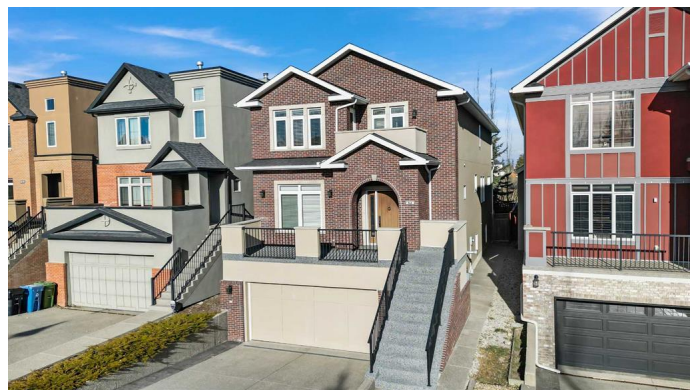
4 Bedroom, 4.00 Bathroom, 2,945 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday, November 8, 2025 2-4pm \*\*\*This luxury 4-bed, 3.5-bath home in Aspen Woods features a bright and open floor plan, soaring ceilings, and walkable access to schools, shopping, and recreation. Located in a quiet family-friendly cul-de-sac with sunny south exposure, it offers elegance, function, and pride of ownership throughout. Welcome to 52 Aspen Meadows Green SW. This executive 2-storey brownstone home offers a total of 4 bed and 3.5 bathroom and blends classic design with comfort and functionality. Pride of ownership is felt from the moment you enter. The main level features 9- and 10-foot ceilings and expansive north-facing windows that flood the home with natural light. A large office just off the entryway offers privacy and flexibility, complete with oversized south-facing windows. The kitchen is outfitted with granite counters, gas range, built-in microwave, and a central island overlooking one of the dining areas and the living room with fireplace. A spacious mudroom off the garage includes built-in lockers and a separate storage room – ideal for busy households.

Upstairs, the second floor features high vaulted ceilings and a stunning south-facing primary suite complete with a fireplace, very private upper balcony, built-in coffee bar with mini fridge, walk-in closet, and spa-style ensuite with soaker tub and dual vanities. Two additional bedrooms and a full laundry room complete the upper level – including a



dedicated built-in study nook with custom cabinetry, and one bedroom with its own walk-in closet.

The fully finished lower level adds a fourth bedroom with a walk-in closet and built-ins, a 3-piece bathroom, and a generous family/games room. The backyard is fully fenced and professionally landscaped with mature trees and a Rundle Rock wall. The garage includes epoxy flooring and smart storage. Key upgrades include a brand new high-efficiency furnace, humidifier, smart thermostat (2025), multiple new windows (2016), updated fridge (2022), and a recently updated deck and stairs (2023). Located in a cul-de-sac, just a 10-minute walk to the LRT, Westside Rec Centre, and Aspen Landing. Quick access to Stoney Trail makes commuting easy. Zoned for Public, Catholic, and top-tier private schools including Rundle College and Webber Academy.

Come view it while itâ€™s still available â€” this bright, elegant family home is waiting for you.

Built in 2006

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268792    |
| Price          | \$1,199,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,945       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 52 Aspen Meadows Green Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5J9                   |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Other                                                                           |
| Parking Spaces | 2                                                                               |
| Parking        | Aggregate, Double Garage Attached, Heated Garage, Insulated, Workshop in Garage |
| # of Garages   | 2                                                                               |

## Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                                                              |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full                                                                                                                                                                                           |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Many Trees, Street Lighting |
| Roof              | Shingle                                                        |
| Construction      | Brick, Stone, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |

|                |     |
|----------------|-----|
| HOA Fees       | 600 |
| HOA Fees Freq. | ANN |

**Listing Details**

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