

\$1,299,000 - 168 Aspenshire Drive Sw, Calgary

MLS® #A2225718

\$1,299,000

7 Bedroom, 5.00 Bathroom, 3,011 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE: SATURDAY, JUNE 7 | 2:30

PM – 5:00 PM

7 BEDROOMS | HOUSTON STYLE

MAIN-FLOOR PRIMARY SUITE |

SOUTH-FACING BACKYARD | ASPEN

WOODS EXECUTIVE HOME

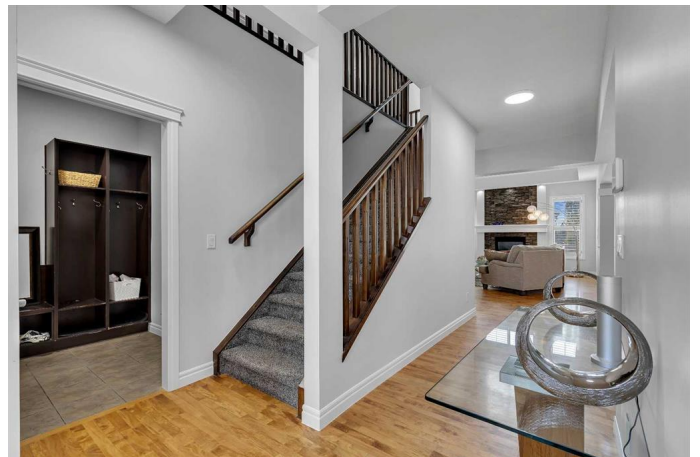
Price significantly reduced to sell - This beautifully updated 7-bedroom, 4-bath executive home in Aspen Woods offers over 4,400 sqft of living space and a sunny south-facing backyard – perfect for families seeking space, flexibility, and a prime location.

The main-floor primary suite is a standout feature, ideal for multi-generational living, or simply enjoying a private main-level retreat with a 5-piece ensuite and walk-in closet.

The main level impresses with 19-ft ceilings, a stunning Rundle stone fireplace, a chef's kitchen with granite counters, a large island, all-new cabinetry, a den/study and a formal dining area. Fresh interior paint and recently updated hardwood floors and carpet add a modern touch throughout.

Upstairs offers 4 spacious bedrooms and a bright bonus room, while the fully developed basement adds 2 more bedrooms, a second office, a craft room, and a large media/games area.

Located on a quiet street with easy access to



downtown, the mountains, and top private schools like Webber Academy, Rundle College, and the Calgary French & International School, this home delivers elevated living in one of Calgary's most sought-after neighborhoods.

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225718 |
| Price | \$1,299,000 |
| Bedrooms | 7 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,011 |
| Acres | 0.13 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 168 Aspenshire Drive Sw |
| Subdivision | Aspen Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0P5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------|
| Interior Features | High Ceilings, No Smoking Home |
|-------------------|--------------------------------|

| | |
|-----------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 34 |
| Zoning | Residential-Low Density M |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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