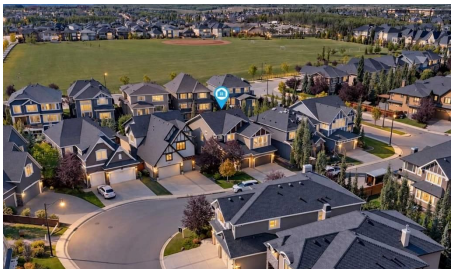
11 Aspen Vista Way SW

Calgary | Active | MLS® A2346665

$1,680,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,739.2 sq. ft.**

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Listed by eXp Realty

A closer look

Exceptional family home in sought-after Aspen Woods offering 3,985 sq ft of finished living space across three levels, including a fully finished 1,246 sq ft walkout lower level with private entrance. Soaring ceilings, abundant natural light and wide-plank white hardwood flooring set the tone throughout, pairing generous living spaces with a highly functional floor plan.

The main level impresses with a dramatic 2-storey living room, expansive windows and a striking Crestal gas fireplace. A flexible front room serves as formal dining or den. The beautifully appointed kitchen features white shaker cabinetry, quartz countertops, waterfall eat-up island, induction cooktop, built-in oven and microwave, and walk-through pantry. A sunny breakfast nook opens onto the pergola-covered raised balcony overlooking the beautifully landscaped, west-facing backyard.

Upstairs, hardwood continues through the living areas, where a spacious bonus room overlooks the living room below. The primary retreat features vaulted ceilings, custom walk-in closet and luxurious 5-pc ensuite with deep soaker tub, glass-enclosed shower, dual sinks and separate makeup vanity. Two additional bedrooms, each with walk-in closet, share a second 5-pc bath.

The walkout lower level is a huge bonus and where this home truly adapts to how you live. Bright and welcoming with large windows and a cozy gas fireplace framed by built-in shelving, it makes a fantastic family entertaining space, with the kitchenette doubling as a stylish bar for movie nights and gatherings, and the walkout opening directly to the backyard. It also offers a bedroom, separate den/flex space, 3-pc bath and dedicated laundry, and with its own private entrance and furnace is equally suited as a guest retreat, home office with client access, multigenerational/in-law living, or nanny suite. Fully legal as a suite, it also offers the option of rental income or a mortgage helper.

A triple attached garage provides ample room for vehicles, storage and gear. Additional features include water softener, radon mitigation system, and recent improvements: new shingles and gutters, three new windows, fresh interior paint, new kitchen sink, new bathroom sinks, and new countertops in the kitchen and two bathrooms. Outside, professionally landscaped grounds offer exceptional curb appeal, while the sunny west-facing backyard with mature apple and cherry trees is a private retreat.

Ideally located on Calgary's west side, minutes from Aspen Landing shopping centre with cafés, restaurants, grocery and everyday services, with convenient access to West Springs shopping and dining, parks, pathways, major routes, and the 69 Street LRT on the Blue Line. Close to Webber Academy, Rundle College and Calgary Academy. Some images digitally staged or enhanced

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346665

Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,739.2 sq. ft.
Main Level Finished Area:	1,336.9 sq. ft.
Upper Level Finished Area:	1,402.3 sq. ft.
Below Grade Finished Area:	1,246 sq. ft.
Acreage:	No
Lot Area:	5,801 sq. ft.
Lot Frontage:	47'8"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2014 (Age: 12)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1310253
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Southwest
Community:	Aspen Woods
Appliances:	Dishwasher, Electric Cooktop, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Inclusions:	Built-In Oven X2, Built-In Microwave X2, Refrigerator X2, All Attached Light Fixtures, All Attached Window Coverings, Central Vacuum, Water Softener System, Radon Gas Vacuum System
Restrictions:	None Known
Main Floor	Living Room · 20'3" × 15'3" ·
Main Floor	Pantry · 9' × 7'8" ·
Main Floor	Kitchen With Eating Area · 13'11" × 13'8" ·
Main Floor	Mud Room · 10'1" × 6'1" ·
Main Floor	Laundry · 7'5" × 6' ·
Main Floor	Dining Room · 12'11" × 11'10" ·
Main Floor	Entrance · 9'3" × 5'11" ·
Main Floor	Flex Space · 10'11" × 9' ·
Upper Level	Bonus Room · 17'8" × 15'2" ·
Upper Level	Bedroom - Primary · 15'5" × 15'2" ·
Upper Level	Bedroom · 10'11" × 10'6" ·
Upper Level	Bedroom · 17'6" × 10'1" ·
Basement	Flex Space · 17'8" × 14'7" ·
Basement	Kitchenette · 17'1" × 12'4" ·
Basement	Den · 12'11" × 8'11" ·
Basement	Bedroom · 14'11" × 11'2" ·
Basement	Laundry · 3'2" × 3'1" ·
Basement	Furnace/Utility Room · 18'3" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)
Exterior Features:	None

Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-aspen-vista-way-sw-calgary-a2346665/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.