183 Aspen Acres Manor SW

Calgary | Active | MLS® A2353026

$1,075,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,133 sq. ft.**

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Listed by Jessica Chan Real Estate & Management Inc.

A closer look

WALKOUT HOME WITH NO NEIGHBOUR BEHIND IN ASPEN WOODS! Located in highly sought-after Aspen Woods, this beautifully maintained home offers over 2,800 sq.ft. of total developed living space, with more than 2,100 sq.ft. above grade plus a fully finished Walkout Basement. The lower level adds approximately 700 sq.ft. with 1 Bedroom + 1 Den, creating flexible space for extended family, guests, or a Home Office.

Step through the impressive 9-ft Front Door into a bright open-concept Main Level with 9-ft ceilings and rich Hardwood flooring. The spacious Living Room features a Gas Fireplace with built-in display niches and large windows. Across the room, the gourmet Kitchen offers a large Centre Island with breakfast bar, Quartz countertops, Stainless Steel appliances including gas cooktop, range hood, wall oven and microwave, abundant cabinetry, and corner pantry.

The adjacent Dining Room opens to the upper Deck with aluminum railing and Gas Hookup, overlooking the beautifully landscaped backyard with no neighbour behind. Steps lead down to the backyard, where a Pergola-covered brick Patio with Firepit creates an inviting space for outdoor gatherings. Mature flower beds and dedicated garden beds provide a beautifully tended setting with space to grow your own vegetables. The extra-length Double Attached Garage completes the Main Level.

Upstairs, the spacious Bonus Room features a striking 10'7" vaulted ceiling. The Primary Bedroom offers a 10-ft vaulted ceiling, Walk-In Closet, and luxurious 5-piece Ensuite with Double Vanity, Granite Countertops, Soaker Tub, and Standing Shower with built-in seat. Two additional Bedrooms share a full Bathroom, while the 9-ft Laundry Room with storage adds convenience.

The fully finished Walkout Basement features 8'8" ceilings and offers excellent flexibility with a second Kitchen with Quartz countertops, spacious Living Room, 1 Bedroom, Den, and 4-piece Bathroom. Owner is in the process to get the basement suite legalized by the City. The lower level opens to its own Patio, while concrete side steps provide convenient access between the backyard and front. Additional highlights include New A/C (2024), Granite Countertops in all Bathrooms, a wider Driveway, and Front & Backyard Irrigation Systems.

Excellent school access is a major highlight of this home, with the property qualifying for Dr. Roberta Bondar School (K-6), Vincent Massey School (7-9), and Ernest Manning High School (10-12). Nearby private schools include Webber Academy, Rundle College, and Calgary French & International School. Aspen Landing Shopping Centre, Westside Recreation Centre, parks, walking paths, and West LRT are also nearby, with easy access to Stoney Trail and 17 Avenue.

A rare opportunity to own a Walkout home with no neighbour behind, flexible lower-level living space, and access to excellent schools in one of Calgary's most sought-after Southwest communities.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2353026
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:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,133 sq. ft.
Main Level Finished Area:	892 sq. ft.
Upper Level Finished Area:	1,241 sq. ft.
Below Grade Finished Area:	694 sq. ft.
Acreage:	No
Lot Area:	4,251 sq. ft.
Lot Frontage:	38'1"
Front Exposure:	South
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:	1410354
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Aspen Woods
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 15'9" × 12'7" ·
Main Floor	Dining Room · 13'11" × 9'3" ·
Main Floor	Kitchen · 14'9" × 13'11" ·
Upper Level	Bonus Room · 15' × 13'5" ·
Upper Level	Bedroom - Primary · 14' × 13' ·
Upper Level	Bedroom · 10'4" × 9'11" ·
Upper Level	Bedroom · 10'5" × 9'8" ·
Basement	Game Room · 15'7" × 14'4" ·
Basement	Kitchenette · 9'4" × 6'4" ·
Basement	Bedroom · 11' × 10'9" ·
Basement	Den · 11' × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	Landscaped, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1s
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/183-aspen-acres-manor-sw-calgary-a2353026/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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