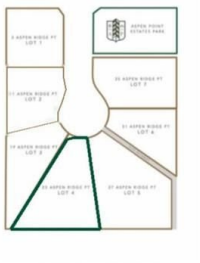
23 Aspen Ridge Point SW

Calgary | Active | MLS® A2356234

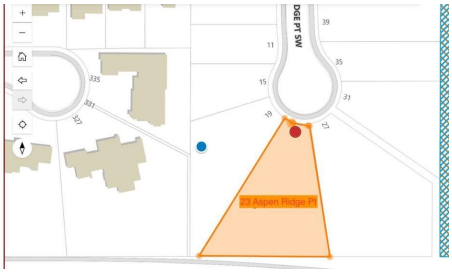
$1,700,000











Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

An excellent opportunity to build your dream home in the prestigious community of Aspen Woods! Located at 23 Aspen Ridge Point SW, this north-facing vacant residential lot offers a unique opportunity to design and build a custom luxury home that suits your lifestyle and preferences. Situated on a quiet cul-de-sac surrounded by beautiful homes, the property provides an attractive setting for your future residence. Enjoy the convenience of nearby shopping, schools, parks, and recreational amenities, with easy access to major roadways.

Buyers have the opportunity to work with an established builder already building in the area, with an existing architectural design for a stunning luxury residence at 23 Aspen Ridge Point SW, Calgary. This unique single lot features a frontage of just under 40 feet, widening significantly to approximately 167 feet at the rear, with a depth of approximately 206 feet along its longest side and 169 feet along its shortest side. The distinctive lot configuration offers exceptional possibilities for designing a spacious luxury home that maximizes the property's unique dimensions. Alternatively, buyers may explore their own custom home designs and building options, subject to applicable architectural guidelines and municipal development approvals.

IMPORTANT: If you are looking to build a truly exceptional luxury residence, this lot may also be purchased together with the adjoining lot at 27 Aspen Ridge Point SW, with a combined asking price of $3,500,000. The two lots offer an exciting opportunity to create one magnificent single-family residence spanning both properties, providing ample space for an impressive custom home in one of Calgary's most desirable neighbourhoods. The uploaded rendering is for illustrative purposes only and represents a conceptual depiction of potential development possibilities. Whether you choose to build on this lot individually or combine it with the adjoining property to create a larger estate-style residence, the possibilities are worth exploring. Bring your vision to life!

DISCLAIMER: INFORMATION IS HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. All measurements and property information are deemed reliable but are not guaranteed. Buyers and their representatives are responsible for independently verifying all measurements, lot boundaries, land areas, and other property details before completing a purchase.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2356234
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale

Lot Area:	17,243 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	2211372
Ensuite:	No
Garage:	No
City Quadrant:	Southwest
Community:	Aspen Woods
Inclusions:	None
Restrictions:	Development Restriction, See Remarks
Title to Land:	Fee Simple
Exterior Features:	None
Num. of Parcels:	0
Outbuildings:	None
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-aspen-ridge-point-sw-calgary-a2356234/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.