305 1700 73 Street SW

Calgary | Active | MLS® A2348942

$1,384,950









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**2,589 sq. ft.**

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Listed by RE/MAX First

A closer look

OPEN HOUSE SATURDAY, NOVEMBER 21ST & SUNDAY, NOVEMBER 22ND FROM NOON - 5 PM BOTH DAYS. Nestled in the heart of Seventeen Hundred at Aspen Estates, this luxurious townhome with The Dalton floorplan (a design finalist with the 2025 BILD Calgary Awards) has been carefully crafted by RareBuilt Homes & offers over 2,500 sq ft of refined living space, complete with 3 bedrooms, amazing mountain views and exceptional design throughout. The airy main level with lofty 9’ ceilings, showcases engineered hardwood flooring, and expansive high end European triple glazed tilt & turn windows that flood the home with natural light. A spacious great room centers around a striking feature fireplace and opens to a large balcony with a louvered roof-perfect for year round enjoyment. A dedicated office space provides an ideal setting for work from home days. The beautifully appointed kitchen features quartz countertops, a generous island with eating bar, full height custom cabinetry, a walk in pantry, and a premium appliance package. The dining area comfortably accommodates gatherings with family and friends. A stylish 2 piece powder room completes the main level. Upstairs, the second level hosts three well proportioned bedrooms, a 4 piece bath, and convenient laundry facilities. The serene primary retreat with soaring vaulted ceiling includes a spacious walk in closet and a private 5 piece ensuite with in floor heat, dual sinks, a freestanding soaker tub, and a separate shower. The lower level offers impressive versatility with a large flex room and direct access to a walk out patio-ideal for a media room, fitness area, or family space. This level also includes a mudroom connecting to the fully finished & painted oversized double attached garage that’s EV charger ready. Additional highlights include an elevator serving all three levels, central air conditioning, six solar panels, and concrete demising walls for enhanced privacy and noise reduction. Set within an exclusive complex spanning nearly 9 acres-3.5 of which are dedicated to green space-this residence delivers an unparalleled standard of comfort, quality, and sophisticated living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348942
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,589 sq. ft.
Main Level Finished Area:	1,556 sq. ft.
Upper Level Finished Area:	1,033 sq. ft.
Condo Fee:	$368.21
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	1,847 sq. ft.
Lot Frontage:	25'5 7/8 "
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2510371
Heating:	High Efficiency, In Floor, Forced Air, Heat Pump, Natural Gas

Basement:	None
Foundation:	ICF Block
New Constr.:	Yes
Construction Material:	Brick, ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle, Metal
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Aspen Woods
Amenities:	Snow Removal, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Short Term Rentals Not Allowed, Utility Right Of Way

Pets Allowed:	Restrictions
Main Floor	Dining Room · 13'5" × 10'5" ·
Main Floor	Living Room · 14'4" × 13'5" ·
Main Floor	Kitchen · 16'4" × 11'6" ·
Main Floor	Pantry · 10'4" × 5'6" ·
Main Floor	Office · 10'4" × 10' ·
Upper Level	Bedroom - Primary · 13'4" × 11'11" ·
Upper Level	Bedroom · 13'4" × 9'9" ·
Upper Level	Bedroom · 11'6" × 10'6" ·
Upper Level	Walk-In Closet · 9'3" × 5'11" ·
Lower Level	Foyer · 14'3" × 4'10" ·
Lower Level	Flex Space · 16'2" × 15'5" ·
Lower Level	Furnace/Utility Room · 10'5" × 7'11" ·
Lower Level	Mud Room · 13'4" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Balcony(s), Patio, Pergola
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W

Zoning:	DC
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-1700-73-street-sw-calgary-a2348942/

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