

# \$1,159,888 - 9 Aspenshire Crescent Sw, Calgary

MLS® #A2212122

**\$1,159,888**

3 Bedroom, 3.00 Bathroom, 2,407 sqft  
Residential on 0.09 Acres

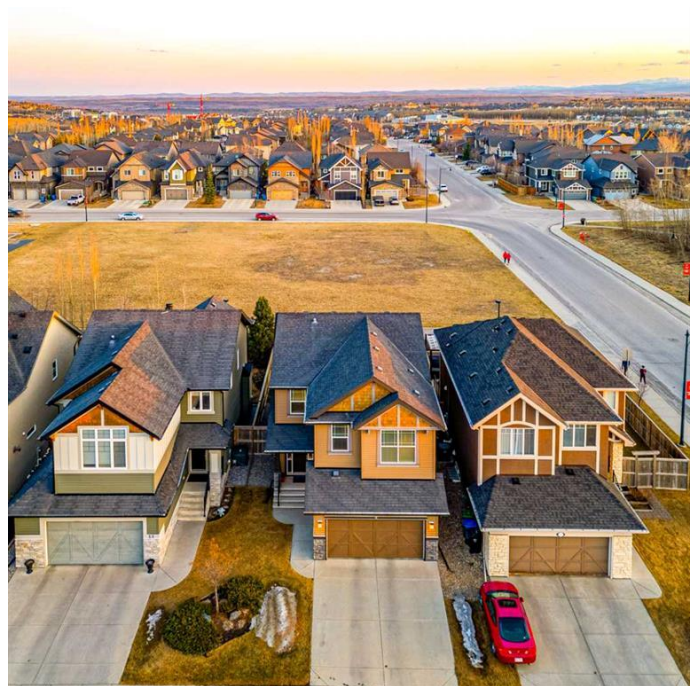
Aspen Woods, Calgary, Alberta

OPEN HOUSE SATURDAY, APR 26  
2-3:30PM Welcome to 9 Aspenshire  
Crescent, ideally situated in the highly  
sought-after Aspen community, directly across  
from charming Bumblebee Park. This  
beautifully appointed home boasts a private,  
south-facing backyard offering rare tranquility  
and privacy. Featuring over 2,400 sq ft of  
thoughtfully designed living space plus an  
additional 1,000 sq ft available in the  
unfinished basement, this home provides  
abundant room for your family to grow.

Step inside to discover 9 ft ceilings, upgraded  
engineered hardwood flooring on the main  
floor with an increased plank width from 2.5" to 5", ceramic tile, and a bright,  
open-concept layout complemented by  
expansive south-facing windows that fill the  
home with natural light. At the front, find a  
spacious home office, versatile enough to  
serve as a formal dining room or flex space.

The inviting living room, centered around a  
cozy gas fireplace, flows seamlessly into a  
spacious dining area—perfect for hosting  
family gatherings and celebrations. The  
gourmet kitchen is a chef's dream,  
showcasing elegant granite countertops,  
maple cabinetry, a large central island ideal for  
casual dining and meal preparation, and  
premium stainless steel appliances.

Upstairs, enjoy plush upgraded



carpetingâ€”thicker and softer than standardâ€”throughout, a striking vaulted-ceiling bonus room, and three generously-sized bedrooms, each complete with its own walk-in closet. The primary suite provides a luxurious retreat featuring a spacious 5-piece ensuite with a convenient pocket door, his & her sinks, a shower with a built-in seat, a jetted tub, and an expansive walk-in closet. Convenience is key with an upper-level laundry room and an additional 4-piece bathroom.

The south-facing backyard is fully fenced and includes a sunny deck with stylish glass panel railingsâ€”perfect for relaxing, entertaining, or soaking up the sun. Conveniently located within walking distance to top-rated schools including Webber Academy, Guardian Angel, and Roberta Bondar, as well as the upscale shops and amenities at Aspen Landing Shopping Centre, this home offers a premium lifestyle in a premier location.

Built in 2010

### **Essential Information**

MLS® #	A2212122
Price	\$1,159,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,407
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9 Aspenshire Crescent Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0R4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Few Trees, Low Maintenance Landscape, Rectangular Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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