

# \$549,900 - 1574 93 Street Sw, Calgary

MLS® #A2239813

**\$549,900**

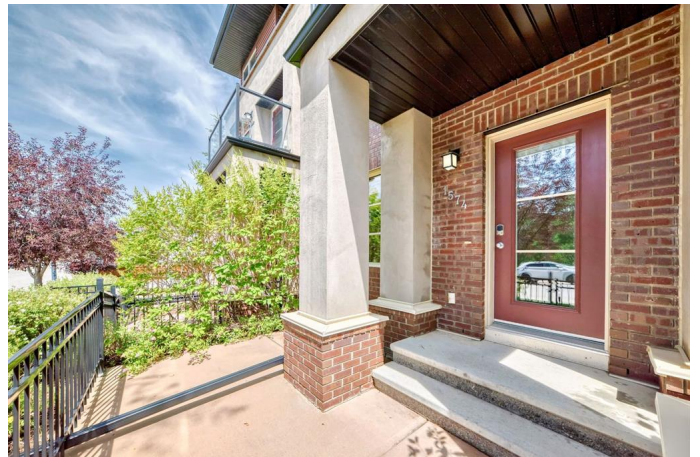
3 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Are you looking to live in a quiet neighbourhood with easy access to the Bow Valley? How about an Aspen Hills townhome that is set amongst mature trees with great neighbours? This 3 bed/2.5 bathroom home is accessed from the street and offers the feeling of a detached home vs looking directly at your neighbours. The kitchen features an oversized granite island, stainless steel appliances, pantry and large windows with natural light. Host friends in the bright living room with access to the balcony and make memories during dinner parties in the central dining area for years to come. Hard wood floors stretch across the open concept main floor, and finishing this level you'll find a powder room and laundry room. Upstairs note the spacious primary bedroom with walk in closet and 3-piece ensuite. There are two additional bedrooms and a 4-piece bathroom, great for a young family or young professional. The finished lower level offers access to the patio and a home office/den. Newly painted with lighting upgrades West facing patio and balcony, live surrounded by walking trails, nature reserves and parks. Close to transit, shopping and easy access to the mountains, this is the perfect new home for you. Walk to Ladybug Cafe, Aspen Landing or just a quick commute into DT. Call your trusted agent for a private showing today before She Gonâ€™™.

Built in 2009



## Essential Information

MLS® #	A2239813
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1574 93 Street Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P3

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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