



**GRASSROOTS**  
REALTY GROUP

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1420 101 Street SW  
Calgary, Alberta

MLS # A2320732



**\$1,585,000**

**Division:** Aspen Woods

**Lot Size:** 2.03 Acres

**Lot Feat:** Irregular Lot, Treed, Views

**By Town:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

A rare 2.03-acre offering in prestigious Aspen Woods — one of the last remaining parcels of its kind inside Calgary's city limits. Private, elevated, and framed by panoramic views of the Rocky Mountains and Elbow Valley, this is an irreplaceable setting for a legacy estate or a strategic land investment. For purchasers with a larger vision, adjacent parcels may also be available — a rare opportunity to assemble a significant land position in one of Calgary's most exclusive communities. The fundamentals are in place: DC zoning, power and gas at the property line, and a drilled well on site. Critically, there are no developer or builder commitments — you bring your own vision, team, and timeline. Build a custom luxury residence, hold as a long-term investment, or explore future development potential within a corridor that has seen professional concept planning for residential subdivision (subject to city approval). Surrounded by multi-million-dollar estates, the lot offers complete privacy with exceptional convenience. Aspen Woods is celebrated for its quiet elegance and proximity to Calgary's finest private schools — Webber Academy, Rundle College, Calgary Academy, and Ambrose University — with Aspen Landing Shopping Centre, Westside Rec Centre, the LRT, golf, and scenic pathways all minutes away. Land of this calibre, in this location, does not repeat itself. Viewings by appointment; additional photos and information available on request.