

\$1,729,000 - 1420 101 Street Sw, Calgary

MLS® #A2252603

\$1,729,000

0 Bedroom, 0.00 Bathroom,
Land on 2.03 Acres

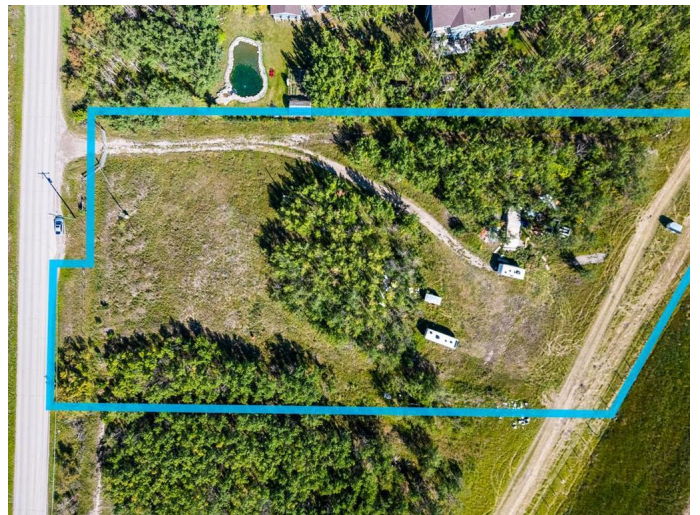
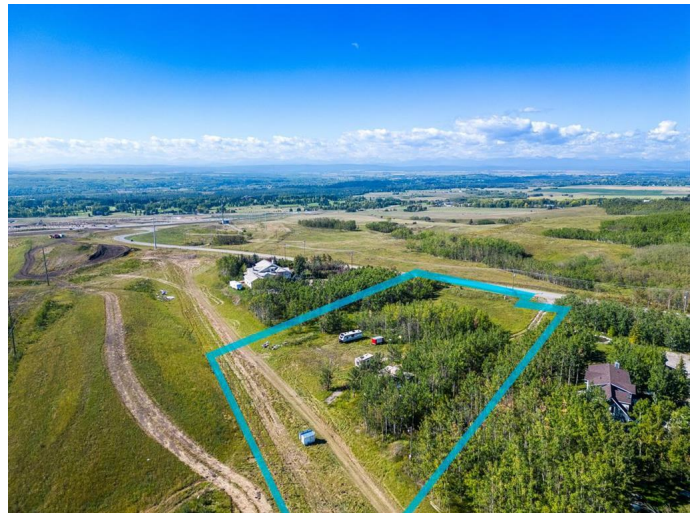
Aspen Woods, Calgary, Alberta

A rare offering in one of Calgary's most sought-after communities—this 2.03-acre parcel in prestigious Aspen Woods presents a truly versatile opportunity for developers, investors, or families looking to build their legacy estate in an irreplaceable setting. Nestled at the edge of the city with commanding views of the Rocky Mountains and Elbow Valley, this private, elevated lot offers the perfect canvas for your dream home or a future development project.

With DC zoning, power and gas at the property line, and a drilled well already on site, this property is ready for your plans. Best of all, there are no developer or builder restrictions, allowing you the freedom to bring your own vision, timeline, and team to life—whether you're creating a custom luxury residence or considering a multi-home concept (subject to city approval).

Surrounded by multi-million dollar estates, this lot promises ultimate privacy while still offering incredible access to amenities. Aspen Woods is known for its quiet elegance, family-focused lifestyle, and proximity to some of Calgary's top private schools—including Webber Academy, Rundle College, Calgary Academy, and Ambrose University.

You're just minutes away from Aspen Landing Shopping Centre, Westside Rec Centre, LRT stations, scenic walking paths,



golf courses, and upscale restaurants and cafes. Whether you’re looking to invest in prime real estate, design your dream home, or hold a piece of land in one of Calgary’s most exclusive neighborhoods, this property offers endless potential and enduring value.

Essential Information

MLS® #	A2252603
Price	\$1,729,000
Bathrooms	0.00
Acres	2.03
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	1420 101 Street Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Z4

Amenities

Utilities	See Remarks
-----------	-------------

Exterior

Lot Description	Irregular Lot, Treed, Views
-----------------	-----------------------------

Additional Information

Date Listed	September 5th, 2025
Days on Market	36
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.