

# \$1,299,900 - 208, 1700 73 Street Sw, Calgary

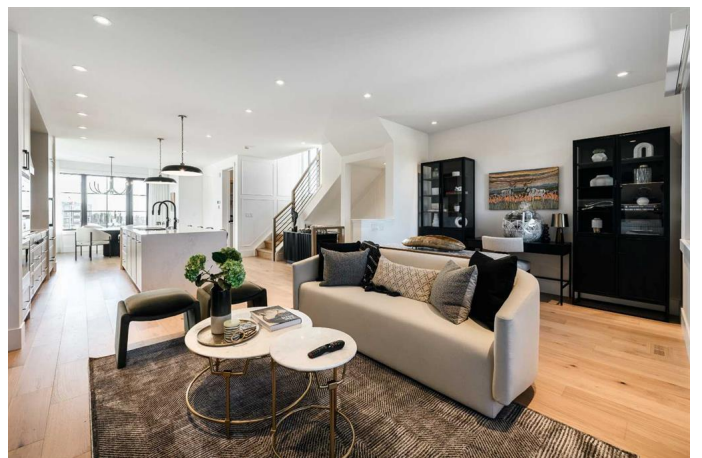
MLS® #A2266801

**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 2,327 sqft  
Residential on 0.04 Acres

Aspen Woods, Calgary, Alberta

Welcome to The Cressley â€” a stunning 3-bedroom, 2,326 sq. ft. estate townhome in the heart of Aspen Estates. This luxurious residence sets a new benchmark for refined living, surrounded by 3.5 acres of park space and thoughtfully designed landscaping. Inside, discover an elegant blend of style and function. The open-concept layout showcases oversized windows, wide plank hardwood floors, and full-height custom cabinetry offering exceptional storage. The gourmet kitchen is equipped with premium Wolf and sub Zero stainless steel appliances, a gas cooktop, quartz countertops, and a generous walk-in pantry â€” ideal for any home chef. The spacious living area features a cozy gas fireplace, a dedicated office space, and access to an expansive 20-ft west-facing deck with a louvered roof and motorized screens â€” perfect for year-round entertaining. The primary suite is a private retreat, complete with a double vanity, relaxing soaker tub, and rejuvenating steam shower. Additional highlights include solar power, hydronic in-floor heating, concrete demising walls for enhanced soundproofing, automated power window coverings, and an attached garage with durable epoxy flooring. Enjoy the convenience of nearby amenities along with endless opportunities for recreation, entertainment, and relaxation. Additional features Tilt and turn triple glazed windows Solar panels as a standard and EV charger ready. Expertly crafted by RareBuilt Homes, recipient of the



2022 BILD Multi-Family Small Volume Builder of the Year award. Schedule your private showing today.

Built in 2025

### Essential Information

MLS® #	A2266801
Price	\$1,299,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,327
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	208, 1700 73 Street Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T2

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,
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Vaulted Ceiling(s), Walk-In Closet(s)

Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Brick, Composite Siding, Concrete, Stucco, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	15
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CIR Realty
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