

# \$399,500 - 104, 25 Aspenmont Heights Sw, Calgary

MLS® #A2210888

**\$399,500**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

WATCH THE VIDEO! Welcome to Unit 104 in tower #25 of this amazing complex, feel free to park in the VISITOR PARKING spots out front - I love how easy it is to visit people here. Unit 104 is on the main floor but AWAY from the elevator & high traffic areas. Upon entering, youâ€™ll see a unit that has JUST been PROFESSIONALLY REPAINTED. With a GORGEOUS LIGHT FIXTURE to catch your attention. There are 3 differentiating features between this unit vs. others in this building #1. This KITCHEN WAS EXTENSIVELY UPDATED through the builder. Youâ€™ve got a range hood, a built-in-microwave & a built-in pantry. While all of these units have nice kitchens, the majority do NOT have a pantry closet & come w/ a microwave hood fan instead. #2. Youâ€™re on the main floor, a feature desired by many & #3. Youâ€™ve got a PRIME storage unit! Your kitchen ft. SS appliances, incl. a slide-in electric stove, a clean backsplash, granite countertops incl. A waterfall island & your bonus pantry closet. Underneath your new light, would be the perfect spot for a round dining table that could seat 4-6 people, or you could use the bar seating over your island. You have a BIG LIVING ROOM w/ laminate floors & IN-FLOOR HEATING & space for multiple couch configurations + an outlet for your TV. Youâ€™ll also enjoy your balcony thatâ€™s bigger than most - I love how this unit faces the front, yet doesnâ€™t look directly into the visitor parking like many of them do. Units here



do well on the rental market b/c of this LOCATION, but also the floorplan distribution of these units. You've got bedrooms on opposite sides w/ comfortable bathrooms. Your primary bedroom would fit a king bed w/ nightstands & a dresser. You have a walk-through closet w/ one closet that's extra deep, you can walk into & added storage w/ drawers. Your private ensuite has double sinks, a large shower & a soaking tub for bath lovers. Your tile is sleek & easy to clean w/ minimal grout. Note: all CARPETS HAVE JUST BEEN STEAM CLEANED. Across the hall, you'll find your 2nd bed - perfect for kids, visitors, a roommate, or an office! You can fit a queen bed w/ nightstands & you have balcony views from your window. Outside this room is your 2nd/guest bath w/ a modern tub-shower combo. As we head out, you have your STACKED WASHER/DRYER along w/ 2 awesome closets. You have a gym, guest suites, bike storage, titled underground/heated parking stall is #142 & your own individual storage #196 w/ a private door. With CONDO FEES THAT COVER EVERYTHING BUT ELECTRICITY, PLUS this location. W/in a 4 min walk you have LadyBug Cafe, cross 85th Street & you arrive at the Aspen Landing Shops where you have everything you can think of. A 5 min. drive away you have some of Calgary's best rated restaurants, more grocery options, fitness studios, schools++. Quick drive to downtown, the 69th St. Train station; Westside Rec. Centre, Signal Hill & quick access onto the mountains or roads taking you north/ south. Watch the VIDEO!

Built in 2014

### **Essential Information**

MLS® #	A2210888
Price	\$399,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	104, 25 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground, Enclosed
Waterfront	Pond

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	12
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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