

# \$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. Youâ€™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 thatâ€™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, youâ€™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 Calgaryâ€™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 |
|-------------------|---------|

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | DC               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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