

\$369,000 - 104, 25 Aspenmont Heights Sw, Calgary

MLS® #A2240203

\$369,000

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Seller will provide a \$500 credit to the Buyer at closing, as long as Unit is FIRM SOLD by August 22, 2025 - to be used at the Buyers sole discretion such as for moving costs, legal fees, or however they see fit - BRING US AN OFFER! Welcome to Unit 104—freshly updated and full of upgrades, this one is ready to impress! With new paint, freshly steam-cleaned carpets, and a gorgeous new light fixture, it's the perfect blend of style, comfort, and functionality.

There are 3 standout features that set this unit apart from others in the complex:

1. Builder-Upgraded Kitchen with Built-in Pantry:

You'll love the waterfall-edge granite island, full-height backsplash, built-in microwave, and sleek slide-in stove with range hood—NOT the standard microwave/hood fan combo. Plus, this unit includes a true pantry closet, rarely found in this building.

2. Convenient Main Floor Location (But Tucked Away):

Enjoy all the benefits of main-floor living with zero elevator hassle—but without the foot traffic! This unit is located away from the lobby and elevators, offering a more private and peaceful feel. Visitor parking is just out front for easy in/out access.

3. Premium, Private Storage Locker:



Unlike most units with storage cages, this one includes a secure, fully enclosed locker (#196) with its own door—ideal for bikes, seasonal items, and more. You'll also have a titled heated underground parking stall (#142).

Inside, the layout is ideal with bedrooms on opposite sides, in-floor heating, laminate flooring, and a bright, open living space. The oversized balcony faces the front but is angled away from the visitor lot, offering more privacy and room to relax.

The primary bedroom easily fits a king bed, with a walk-through closet that features both built-in drawers and a deep walk-in nook. Your private ensuite includes double sinks, a glass shower, and a deep soaker tub. The second bedroom fits a queen or works beautifully as a guest room or office, with a full second bathroom just outside.

You'll also find stacked laundry, two convenient closets, and building amenities including a gym, bike storage, and rentable guest suites.

All utilities are included in the condo fees except electricity, making this an easy, low-maintenance option for both owners and investors.

Unbeatable Location:

Walk to LadyBug Café in just 4 minutes. Right across 85th Street is Aspen Landing, home to groceries, boutique shopping, restaurants, wine bars, and fitness studios. A 5-minute drive takes you to top-rated schools, 69th Street LRT, Westside Rec Centre, and major roadways for easy access to downtown or a weekend escape to the mountains.

Whether you're upsizing, downsizing, or buying your first place—this refreshed unit

checks all the boxes.

Watch the VIDEO & book your showing today!

Built in 2014

Essential Information

MLS® #	A2240203
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
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	Enclosed, Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground
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	July 17th, 2025
Days on Market	33
Zoning	DC

Listing Details

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

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