

# \$378,800 - 104, 25 Aspenmont Heights Sw, Calgary

MLS® #A2210888

**\$378,800**

2 Bedroom, 2.00 Bathroom, 904 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	\$378,800
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), Parking, Snow Removal, Storage, Visitor Parking, Fitness Center, Guest Suite, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Enclosed, Garage Door Opener, Heated Garage
Waterfront	Pond

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Built-in Features, Chandelier, Double Vanity, Granite Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
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	84
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.