

**306, 45 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2301733**



**\$435,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Perched in a quiet, private setting within Valmont at Aspen Stone, this beautifully maintained penthouse corner unit offers the rare combination of space, light, and comfort. With 2 bedrooms, 2 bathrooms, and 2 private balconies, the layout is both functional and inviting, designed for everyday living and effortless entertaining. Large windows and elevated ceilings flood the home with natural light from morning through evening, creating a bright, open feel throughout. The interior features vinyl plank flooring, quartz countertops, and stylish lighting, complemented by a fresh full repaint completed in 2023. The kitchen offers light cabinetry and a clean, timeless design, while the 5-piece ensuite includes raised sinks. Heated flooring adds welcome comfort during Calgary's colder months, and custom California Closets enhance storage and organization throughout. One of the standout features is the two balconies, offering different exposures so you can enjoy sun at any time of day—from morning coffee to evening BBQs. Surrounded by peaceful views of trees and the nearby pond, the setting feels private while still being connected to the community. The second bedroom is generously sized—comparable to many primary bedrooms—making it ideal for guests, a home office, or shared living. Additional upgrades include dimmer switches throughout, adding flexibility and ambiance. This home also includes titled heated underground parking, a secure storage locker, bike storage, and access to the on-site fitness facility. All of this in an exceptional location, just steps to Aspen Landing Shopping Centre, with its boutique shops, restaurants, and everyday amenities. You're also minutes from top-rated schools (public and private), Winsport, and Westside Recreation Centre, with easy access to transit and major routes. A bright, quiet, and

well-cared-for top-floor unit in one of Aspen's most desirable complexes—this is low-maintenance living without compromise.