

107, 45 Aspenmont Heights SW
Calgary, Alberta

MLS # A2345097



\$385,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Freshly painted and ideally positioned as an end unit, this spacious 2-bedroom, 2-bathroom condo offers approximately 919 sq. ft. of thoughtfully designed living space with a peaceful outlook toward the surrounding green space and Aspen Woods Lake. The layout offers an excellent balance of openness and privacy, with generous room sizes, two full 5-piece bathrooms, and a covered balcony that takes full advantage of the serene setting. The kitchen provides ample cabinetry and workspace and opens naturally to the dining and living areas, creating a comfortable flow for both everyday living and entertaining. From the living room, step out to the covered balcony, where mature landscaping and the outlook toward the green space and Aspen Woods Lake create a quiet and private-feeling outdoor retreat. The primary bedroom is particularly spacious, measuring over 21 feet in length, and includes a walk-in closet and 5-piece ensuite. The second bedroom is well separated and located near another full 5-piece bathroom, making the layout especially practical for guests, roommates, or a home office. In-suite laundry adds further day-to-day convenience. The home also includes a titled underground heated parking stall, dedicated storage, and access to secure bike storage. A particularly convenient feature is the nearby stair access to the underground parkade, allowing quick access to the parking level without having to rely on the elevator. Residents enjoy access to excellent building amenities, including a fitness facility and a guest suite for visiting family or friends. The location also offers convenient access to parks, schools, shopping, restaurants, and major roadways, with easy connections to downtown and other parts of the city. With its end-unit position, fresh paint, spacious dual-bedroom layout, two full 5-piece bathrooms, private covered balcony, peaceful

green-space and Aspen Woods Lake outlook, and convenient underground parking access, this home offers an appealing combination of privacy, comfort, and everyday functionality. Book your showing today!