

103, 25 Aspenmont Heights SW
Calgary, Alberta

MLS # A2349233



\$359,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	921 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Wired for Sound		
Inclusions:	Built-In Bose Speaker System, Floating Shelves, Window Air Conditioning Unit, Closet Organizers, Building Fob(s)		

A two-bedroom, original-owner condo in Aspen Woods with hydronic in-floor heating, a waterfall granite kitchen, and a large private patio. Aspen Landing is directly across the street, and the lake pathway starts right outside the complex. Cared for from day one, this is a home that was done right from the start, and it shows the moment you walk in. The kitchen sets the tone, with upgraded waterfall granite countertops, full-height cabinetry, stainless steel appliances, and pendant lighting. Whether you are cooking for two or hosting friends, it feels genuinely elevated and intentionally finished. It opens to a bright living and dining area with plenty of room to relax or entertain. Hydronic in-floor heating delivers quiet, even warmth from the ground up, so Calgary winters are a non-issue. In the summer, the northeast exposure keeps the unit naturally cool, and a window-wall AC unit takes care of the hottest days, making this one of the more comfortable units in the building year-round. A built-in Bose home theatre system is included for movie nights and game days. The primary suite is a true retreat, with motorized blackout blinds, a walk-through closet, and a 5-piece ensuite featuring his and hers sinks, a soaker tub, and a tiled stand-up shower. The second bedroom sits on the opposite side of the unit for added privacy, making it ideal for guests, a child, or a home office. In-suite laundry with ample dedicated storage rounds out a layout that has thought of everything. Step outside to a large private patio overlooking landscaped greenery, a space you will use in every season, from morning coffee to summer evenings. You also get titled heated underground parking and a separate storage locker. The unit sits in a quiet pocket of a building that genuinely looks after its residents, with a fitness centre, guest suites, car wash bay, and visitor parking in a well-maintained, pet-friendly

community. The location is hard to beat. Guardian Angel School and playground are steps away, and Ladybug Bakery and Caf   is a short walk for your morning coffee. Aspen Landing puts groceries, restaurants, and everyday shopping right across the street. Griffith Woods Park and the lake pathway offer some of the best walking on the west side, and golf at Elbow Springs is minutes away. Rundle College, Ernest Manning High School, and Griffith Woods School are all within easy reach, and Westside Recreation Centre is just down the road. The 69th Street LRT gets you downtown easily, and Stoney Trail puts the mountains closer than most Calgary addresses can claim. Homes cared for like this don't come along often. Quiet, private, and close to everything, this is Aspen Woods living at its best, and it's ready for its next owner to move in and make it their own.