

## 121, 45 Aspenmont Heights SW Calgary, Alberta

**MLS # A2190745**



**\$325,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**PRIME WESTSIDE LIVING | GROUND-LEVEL UNIT WITH GREEN SPACE & WEST EXPOSURE | RECENTLY RENOVATED | TITLED PARKING.** Welcome to this meticulously maintained and recently renovated condo in the heart of Aspen Woods. This ground-floor residence offers an unparalleled blend of privacy, convenience, and contemporary design, with lush green space right outside your private west-facing patio. Step inside to high ceilings and sleek luxury vinyl flooring, complemented by fresh paint and all-new appliances. The open and thoughtfully designed layout enhances both functionality and style. The kitchen boasts stone countertops, premium stainless steel appliances, and ample prep space, flowing seamlessly into the dining and living areas—ideal for both everyday living and entertaining. The spacious primary suite features a walk-through closet leading to a well-appointed bathroom with a deep soaker tub, perfect for unwinding. Additional upgrades include Alta window shades throughout, with motorized functionality in the living room, adding both convenience and a touch of luxury. This quiet, sun-drenched location is truly rare, offering both tranquility and connectivity. Enjoy the convenience of titled underground parking and a private storage locker, while being steps from Aspen Landing’s boutique shops, grocery stores, and top-tier dining options. Commuting is effortless with 69th Street Station nearby and quick access to the West Ring Road. An incredible opportunity to own in one of Calgary’s most sought-after communities. Book your showing today!