



GRASSROOTS
REALTY GROUP

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24, 45 Aspenmont Heights SW
Calgary, Alberta

MLS # A2227471



\$329,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 524
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: NA

Discover modern elegance in this ground-level 1-bedroom, 1-bathroom condo located in the prestigious Valmont at Aspen Stone, in the heart of Calgary's sought-after Aspen Woods. Offering 683 square feet of thoughtfully designed living space, this bright and airy unit features an open-concept layout, large windows with serene views into a grove of aspen trees, and in-floor heating throughout. The stylish kitchen is equipped with granite countertops, stainless steel appliances, newly refinished cabinets, a new microwave, and a convenient breakfast bar. The spacious bedroom easily accommodates a king-sized bed with room for office space, includes a ceiling fan with lighting and generous closet space. The well-appointed 4-piece bathroom includes a tiled tub surround. Enjoy the convenience of in-suite laundry, updated lighting fixtures, and a private patio backing onto peaceful trees, where wildlife can occasionally be seen. This condo includes intercom for visitor entry, secure underground parking located close to the unit, separate storage, and access to building amenities such as a fitness room/gym (on the 2nd floor), bike storage, elevators, and rentable guest suites for business or visitors. Condo fees include heat, water, and sewer. Located within walking distance to Aspen Landing's shops, restaurants, and amenities, and with nearby access to parks, walking and bike paths, public transit, and top-rated schools, this unit offers exceptional value in one of Calgary's most desirable communities. Quick possession available, and fully furnished is negotiable.