



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**114, 45 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2228463



\$389,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 710

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: none

Experience refined living in this beautifully crafted 2-bedroom, 2-bathroom condo located in the prestigious community of Aspen Woods—an area celebrated for its upscale charm, top-tier schools, and proximity to nature, shopping, and transit. With 917 sq ft of thoughtfully designed space, this home offers a seamless blend of comfort, style, and sophistication. Enjoy peaceful mornings and tranquil evenings with gorgeous views of a tree-lined pond from your private balcony—an ideal spot for relaxing or entertaining. The heart of the home is a stylish kitchen that impresses with waterfall granite countertops, stainless steel appliances, pendant lighting, a sleek tile backsplash, and modern cabinetry—perfectly suited for both everyday living and entertaining. The open-concept layout flows effortlessly into the dining and living areas, where laminate flooring adds warmth and elegance, and large windows frame serene views of a tranquil, tree-lined pond. Both bedrooms are generously sized and feature plush carpeting for added comfort. Each bathroom is designed with dual sinks and quartz countertops, offering a spa-like retreat. A spacious in-suite laundry room provides additional storage and convenience. This unit also includes 1 titled underground parking, a separate storage locker and is situated in a quiet, well-maintained building. Just minutes from Aspen Landing Shopping Centre, parks, top-rated schools and public transit, this home offers an exceptional lifestyle in one of Calgary's most desirable neighborhoods. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish and serene home in Aspen Woods. This condo offers a rare opportunity to enjoy luxury, location, and lifestyle in one of Calgary's most refined neighborhoods.

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.