



**GRASSROOTS**  
REALTY GROUP

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**104, 25 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2240203**



**\$377,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Unit 104—freshly updated and full of upgrades, this one is ready to impress! With new paint, freshly steam-cleaned carpets, and a gorgeous new light fixture, it's the perfect blend of style, comfort, and functionality. There are 3 standout features that set this unit apart from others in the complex: 1. Builder-Upgraded Kitchen with Built-in Pantry: You'll love the waterfall-edge granite island, full-height backsplash, built-in microwave, and sleek slide-in stove with range hood—NOT the standard microwave/hood fan combo. Plus, this unit includes a true pantry closet, rarely found in this building. 2. Convenient Main Floor Location (But Tucked Away): Enjoy all the benefits of main-floor living with zero elevator hassle—but without the foot traffic! This unit is located away from the lobby and elevators, offering a more private and peaceful feel. Visitor parking is just out front for easy in/out access. 3. Premium, Private Storage Locker: Unlike most units with storage cages, this one includes a secure, fully enclosed locker (#196) with its own door—ideal for bikes, seasonal items, and more. You'll also have a titled heated underground parking stall (#142). Inside, the layout is ideal with bedrooms on opposite sides, in-floor heating, laminate flooring, and a bright, open living space. The oversized balcony faces the front but is angled away from the visitor lot, offering more privacy and room to relax. The primary bedroom easily fits a king bed, with a walk-through closet that features both built-in drawers and a deep walk-in nook. Your private ensuite includes double sinks, a glass shower, and a deep soaker tub. The second bedroom fits a queen or works beautifully as a guest room or office, with a full second bathroom just outside. You'll also find stacked laundry, two convenient closets, and building

amenities including a gym, bike storage, and rentable guest suites. All utilities are included in the condo fees except electricity, making this an easy, low-maintenance option for both owners and investors. Unbeatable Location: Walk to LadyBug Caf<sup>e</sup>; in just 4 minutes. Right across 85th Street is Aspen Landing, home to groceries, boutique shopping, restaurants, wine bars, and fitness studios. A 5-minute drive takes you to top-rated schools, 69th Street LRT, Westside Rec Centre, and major roadways for easy access to downtown or a weekend escape to the mountains. Whether you're upsizing, downsizing, or buying your first place—this refreshed unit checks all the boxes. Watch the VIDEO & book your showing today!