



GRASSROOTS
REALTY GROUP

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

MLS # A2240203



\$369,000

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 641
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

Seller will provide a \$500 credit to the Buyer at closing, as long as Unit is FIRM SOLD by August 22, 2025 - to be used at the Buyers sole discretion such as for moving costs, legal fees, or however they see fit - BRING US AN OFFER! 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  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!