



**GRASSROOTS**  
REALTY GROUP

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**304, 45 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2241003**

**\$315,000**



<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<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>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		
<b>Inclusions:</b>	Window covers		

Welcome to luxury living at its finest in the desirable Valmont at Aspen Stone. This bright, top-floor 1 bedroom, 1 bathroom condo offers a perfect blend of high-end finishings, functionality, and an unbeatable location — ideal for first-time buyers, professionals, or those looking to downsize without compromise. Step inside to soaring 9-foot ceilings, oversized windows, and a modern open-concept layout that fills the space with natural light. The kitchen is a true standout, featuring granite countertops, stainless steel appliances, sleek cabinetry, and a spacious breakfast bar that’s perfect for entertaining or casual meals. The open living area flows seamlessly to a private balcony — a peaceful spot for morning coffee or evening relaxation. The bedroom is comfortably sized, with a large closet and easy access to the elegant 4-piece bathroom. Additional highlights include in-suite laundry, luxury flooring, and thoughtful finishes throughout. This well-managed building offers incredible amenities including a fully equipped gym in the same building, titled underground parking, separate storage locker, bike storage, and a rentable guest suite for visitors. Located just minutes to Aspen Landing, Westside Rec Centre, LRT stations, and beautiful walking paths, this home offers the perfect combination of convenience, comfort, and upscale living in one of Calgary’s most desirable west-side communities.