



101, 25 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2289067



**\$345,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 659
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Any and all furnishings if desired.

Sophisticated, turn-key living in desirable Aspen Woods. This immaculate 2-bedroom, 2-bathroom sanctuary is positioned for convenience just steps from the lobby and elevator, yet situated to ensure quiet privacy. Professionally cleaned and designed for modern living, the "split-bedroom" floor plan provides maximum separation, with bedrooms on opposite sides of the bright, open-concept living area. The primary retreat easily accommodates a king-sized bed and boasts a walk-through closet leading to a spa-like, 4-piece private ensuite. The second bedroom offers great natural light and convenient access to the adjacent full bathroom, serving perfectly as a guest room, den, or private home office. The kitchen features contemporary flat-panel cabinetry, granite counters with a breakfast bar, stainless-steel appliances, and a sleek tile back splash. Start your day with a quiet coffee on the east-facing patio, or unwind there on warm summer evenings. This unit includes a generous in-suite laundry room with a stacked washer/dryer, titled underground parking, and a separate storage locker. Any and all furnishings are included if desired. Building amenities include a fitness centre, bike storage, visitor parking, and rentable guest suites for visitors. Enjoy an unbeatable lifestyle with a short walk to local restaurants, bakeries, groceries, and the scenic walking paths around Aspen Woods Lake. You're only minutes from the boutique shopping and dining at Aspen Landing, with the 69th Street LRT and Westside Rec Centre close by. Modern convenience meets a premier SW location! Check out the virtual tour.