



**305, 25 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2298987**



**\$379,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to this beautifully upgraded multi-level condo in the highly sought-after Aspen community, where modern elegance meets thoughtful design across 911.09 sq. ft. of refined living space. This stunning 2-bedroom, 2-bathroom condo stands out as one of the most desirable layouts in the building, offering exceptional privacy with a unique dual-level layout ideal for professionals, roommates, or guests. Step inside to discover a bright, open-concept main level highlighted by rich vinyl plank flooring, expansive windows, and a seamless flow between the living, dining, and kitchen areas. The contemporary kitchen is both stylish and functional, featuring granite countertops, sleek stainless steel appliances, ample cabinetry, a convenient breakfast bar with a new designer light fixture, a built-in pantry upgrade, new kitchen sink faucet, and newly added under-cabinet lighting that enhances both ambiance and functionality. The inviting living area extends onto a private balcony with the addition of a screen door, perfect for enjoying fresh air and peaceful views. The main level is completed by a beautifully updated 3-piece bathroom with a walk-in shower, new faucets, new modern medicine cabinet, and custom-made wooden shelving, along with a spacious laundry and storage room. Throughout the home, you'll appreciate thoughtful upgrades including new paint, all-new automated lighting, and automated blinds that elevate both comfort and convenience. Upstairs, retreat to a thoughtfully designed upper level offering enhanced privacy, featuring a generous primary bedroom with a new ceiling fan/light fixture and a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, new faucets, a new Toto toilet, a stylish medicine cabinet, and a new shower curtain rod, while the second main floor bedroom is well-sized and ideally positioned. With its

functional dual-level design, private feel, and extensive upgrades, this tastefully finished, move-in ready home is a rare opportunity in one of Calgary's most prestigious communities, just minutes from Aspen Landing, top-rated schools, parks, and transit.