



**306, 25 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2319962



\$369,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	912 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Storage, Vinyl Windows		

Inclusions: N/A

WELCOME TO VALMONT OF ASPEN STONE, a well-managed, beautifully treed complex in the heart of Aspen Woods. Unit 306 offers over 900 sq ft of thoughtfully arranged living space across two levels, freshly painted throughout and truly move-in ready. THE MAIN LEVEL features an open kitchen with refreshed cabinetry and stainless steel appliances, flowing naturally into the dining and living areas and out to a private balcony. A second bedroom, a 3-piece bathroom, and stacked in-suite laundry complete this floor — a flexible arrangement well suited to guests, a roommate, or a dedicated home office. UPSTAIRS, the primary retreat occupies its own level: a bedroom easily large enough for a king bed, a large closet plus an additional storage closet, and a well-appointed 5-piece ensuite. It's a quiet, private space that lives larger than the square footage suggests. FLOORING is a practical mix of laminate, tile, and carpet, with in-floor heating throughout! PARKING: The unit includes one titled underground parking stall and a separate storage locker (3.5' x 4' x 8.5'). OUTSIDE your door, the complex borders a green space with a pond and walking path, and residents enjoy access to a fitness room in the adjacent building. The shops, restaurants, and services of Aspen Landing are just minutes away, with quick access west to the mountains. IMMACULATE and ready to be enjoyed — book your showing today.