



103, 25 Aspenmont Heights SW
Calgary, Alberta

MLS # A2326175



\$365,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	921 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Wired for Sound

Inclusions: Built-In Bose Speaker System, Floating Shelves, Window Air Conditioning Unit, Closet Organizers, Building Fob(s), Vertical Black Mirror in Hallway

Hydronic in-floor heating. A waterfall granite kitchen. A large private patio. And a location in Aspen Woods that puts everything within walking distance. Held by its original owner and cared for in a way that is immediately obvious, this one was done right from the start. Inside, the kitchen sets the tone. Upgraded waterfall granite countertops, full-height cabinetry, stainless steel appliances, and pendant lighting combine into a space that feels genuinely elevated and intentionally finished. The open-concept living and dining area flows naturally from the kitchen, warmed by hydronic in-floor heating that makes Calgary winters feel like a non-issue. A built-in Bose home theatre system and motorized blackout blinds in the primary add layers of comfort that are easy to take for granted and hard to leave behind. The northeast exposure keeps the unit naturally cool through the summer months, complemented by a window-wall AC unit, a combination that makes this one of the more comfortable units in the building year-round. The primary suite is a proper retreat, walk-through closet, motorized blackout blinds, and a 5-piece ensuite featuring his and hers sinks, a soaker tub, and a tiled stand-up shower. The second bedroom sits on the opposite side of the unit, ideal for a guest room, a kids bedroom, or a home office. In-suite laundry with ample dedicated storage rounds out a layout that has thought of everything. Step outside to a large private patio that looks out onto landscaped greenery, the kind of outdoor space that earns its keep in every season. Titled underground heated parking, a separate storage locker, and a building that genuinely looks after its residents — fitness centre, guest suites, car wash bay, and visitor parking in a quiet, pet-friendly community that is as well-maintained as the unit itself. And then there is the location. Guardian Angel

School and playground are steps away. Aspen Landing is directly across the street. Ladybug Bakery and Cafe is a short walk for those who take their mornings seriously. The lake pathway outside the complex and Griffith Woods Park offer some of the best walking the west side has to offer. Golf at Elbow Springs is minutes away. Rundle College, Ernest Manning High School, and Griffith Woods School are all within easy reach. Westside Recreation Centre is just down the road. The 69th Street LRT makes downtown effortless, and Stoney Trail connects you to the mountains faster than most Calgary addresses can claim. Quiet, private, and close to everything, Aspen Woods has a way of making every other community feel like a compromise. And within it, this unit sits in a quiet pocket of the building that makes it easy to forget how connected you actually are. For the original owner, this was home. For the right buyer, it's ready to be exactly that.