



GRASSROOTS
REALTY GROUP

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**313, 25 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2346810



\$375,000

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, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: The shelvings in the laundry room and the storage

Welcome to 25 Aspenmont Heights SW #313 — a top-floor 2-bedroom, 2-bathroom residence offering a peaceful green-space setting in the heart of Aspen Woods. Offering 921 sq. ft. of bright, well-designed living space, this southwest-facing unit features an open-concept layout, 9-ft ceilings, and no neighbours above. Large windows throughout the home overlook mature trees and surrounding green space, bringing in an abundance of natural light and creating a private, tranquil atmosphere. The upgraded kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances, granite countertops, and a striking waterfall island. Two well-sized bedrooms include a spacious primary bedroom with a full ensuite, complemented by a second full bathroom. Additional highlights include in-floor heating, one titled underground parking stall, and assigned storage. The well-managed Valmont building offers excellent amenities including a fitness facility, bike storage, and guest suites. Enjoy an exceptional location close to top-rated schools, shopping, parks, walking paths, Westside Recreation Centre, and the C-Train station, with convenient access to everything Aspen Woods and southwest Calgary have to offer. Top floor. Southwest exposure. Green-space views. Exceptional location. A rare opportunity to own a bright and beautifully positioned home in Aspen Woods.