



GRASSROOTS
REALTY GROUP

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216, 45 Aspenmont Heights SW
Calgary, Alberta

MLS # A2351761

\$515,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,437 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Views		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,082
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

More than a condo—this is a home designed for flexible living! Welcome to #216 — 45 Aspenmont Heights SW, offering approximately 1,437 sq. ft. in Calgary's desirable Aspen Woods community. What truly sets this home apart is its separate upper-level living space, featuring a spacious bedroom/living area, 4-piece bathroom and private entrance. Ideal for extended family, an adult child, caregiver, long-term guests or a home office, this unique layout offers exceptional privacy and versatility. Although this level has no kitchen, its separate entrance and private bathroom provide flexibility rarely found in condominium living. The main living area features a generous, functional layout with plenty of room for relaxing and entertaining. The well-appointed kitchen offers ample cabinetry, quartz countertops and stainless-steel appliances. In-floor heating and in-unit air conditioning provide year-round comfort, while the spacious floor plan delivers the convenience of condominium living without sacrificing space. Parking is another outstanding feature, with two parking stalls, one underground and another outside stall, providing added convenience and value for multi-vehicle households. Located in Valmont at Aspen Stone, this distinctive home combines generous living space, private upper-level accommodation, modern comforts and exceptional flexibility in one of Calgary's most desirable west-side communities. Whether accommodating extended family, creating a private workspace or simply enjoying the extra room, #216 offers a unique opportunity for buyers seeking more than a traditional apartment-style condominium. Discover the space, privacy and versatility this exceptional home has to offer!