

\$329,900 - 24, 45 Aspenmont Heights Sw, Calgary

MLS® #A2227471

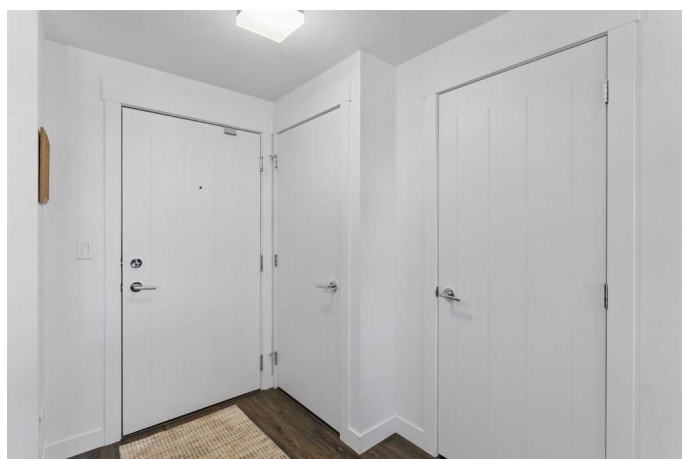
\$329,900

1 Bedroom, 1.00 Bathroom, 683 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Discover modern elegance in this ground-level 1-bedroom, 1-bathroom condo located in the prestigious Valmont at Aspen Stone, in the heart of Calgary's sought-after Aspen Woods. Offering 683 square feet of thoughtfully designed living space, this bright and airy unit features an open-concept layout, large windows with serene views into a grove of aspen trees, and in-floor heating throughout. The stylish kitchen is equipped with granite countertops, stainless steel appliances, newly refinished cabinets, a new microwave, and a convenient breakfast bar. The spacious bedroom easily accommodates a king-sized bed with room for office space, includes a ceiling fan with lighting and generous closet space. The well-appointed 4-piece bathroom includes a tiled tub surround. Enjoy the convenience of in-suite laundry, updated lighting fixtures, and a private patio backing onto peaceful trees, where wildlife can occasionally be seen. This condo includes intercom for visitor entry, secure underground parking located close to the unit, separate storage, and access to building amenities such as a fitness room/gym (on the 2nd floor), bike storage, elevators, and rentable guest suites for business or visitors. Condo fees include heat, water, and sewer. Located within walking distance to Aspen Landing's shops, restaurants, and amenities, and with nearby access to parks, walking and bike paths, public transit, and top-rated schools, this unit offers exceptional



value in one of Calgary's most desirable communities. Quick possession available, and fully furnished is negotiable.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2227471 |
| Price | \$329,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 683 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 24, 45 Aspenmont Heights Sw |
| Subdivision | Aspen Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0E6 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Secured, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Bar Fridge, Dishwasher, Dryer, Stove(s), Washer, Window Coverings |
| Heating | In Floor |
| Cooling | None |

of Stories 4

Exterior

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed June 4th, 2025

Days on Market 37

Zoning DC (pre 1P2007)

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.