

# \$365,000 - 104, 25 Aspenmont Heights Sw, Calgary

MLS® #A2240203

**\$365,000**

2 Bedroom, 2.00 Bathroom, 904 sqft  
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

BRING US AN OFFER! Welcome to Unit 104—freshly updated and full of upgrades, this one is ready to impress! With new paint, freshly steam-cleaned carpets, and a gorgeous new light fixture, it's the perfect blend of style, comfort, and functionality. 3 standout features set this unit apart from others in the complex:

## 1. Builder-Upgraded Kitchen with Built-in Pantry:

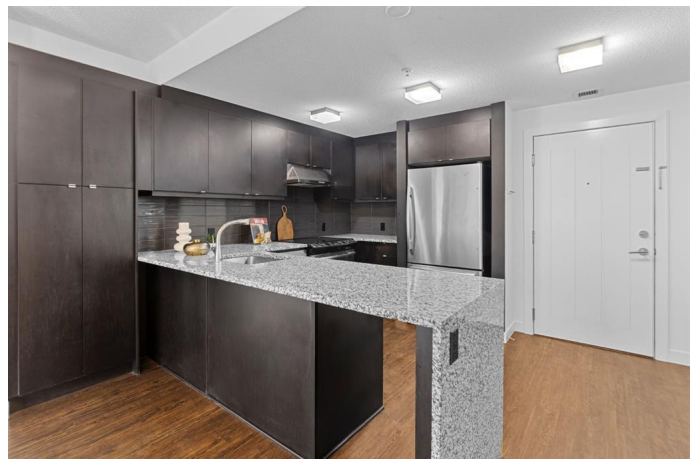
You'll love the waterfall-edge granite island, full-height backsplash, built-in microwave, and sleek slide-in stove with range hood—NOT the standard microwave/hood fan combo. Plus, this unit includes a true pantry closet, rarely found in this building.

## 2. Convenient Main Floor Location (But Tucked Away):

Enjoy all the benefits of main-floor living with zero elevator hassle—but without the foot traffic! This unit is located away from the lobby and elevators, offering a more private and peaceful feel. Visitor parking is just out front for easy in/out access.

## 3. Premium, Private Storage Locker:

Unlike most units with storage cages, this one includes a secure, fully enclosed locker (#196) with its own door—ideal for bikes, seasonal items, and more. You'll also have a titled heated underground parking stall (#142).



Inside, the layout is ideal with bedrooms on opposite sides, in-floor heating, laminate flooring, and a bright, open living space. The oversized balcony faces the front but is angled away from the visitor lot, offering more privacy and room to relax.

The primary bedroom easily fits a king bed, with a walk-through closet that features both built-in drawers and a deep walk-in nook. Your private ensuite includes double sinks, a glass shower, and a deep soaker tub. The second bedroom fits a queen or works beautifully as a guest room or office, with a full second bathroom just outside.

Youâ€™ll also find stacked laundry, two convenient closets, and building amenities including a gym, bike storage, and rentable guest suites.

All utilities are included in the condo fees except electricity, making this an easy, low-maintenance option for both owners and investors.

#### Unbeatable Location:

Walk to LadyBug CafÃ© in just 4 minutes. Right across 85th Street is Aspen Landing, home to groceries, boutique shopping, restaurants, wine bars, and fitness studios. A 5-minute drive takes you to top-rated schools, 69th Street LRT, Westside Rec Centre, and major roadways for easy access to downtown or a weekend escape to the mountains.

Whether youâ€™re upsizing, downsizing, or buying your first placeâ€”this refreshed unit checks all the boxes.

Watch the VIDEO & book your showing today!

Built in 2014

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240203          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 104, 25 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E4                      |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Visitor Parking, Bicycle Storage, Fitness Center, Guest Suite, Parking, Storage |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Heated Garage, Parkade, Underground, Enclosed, Garage Door Opener, Stall, Titled                                            |
| Waterfront     | Pond                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Stone Counters, Vinyl Windows, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                                                                   |
| Heating           | Natural Gas, In Floor                                                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                                                                                                         |

Basement                      None

**Exterior**

Exterior Features    Balcony  
Roof                      Asphalt Shingle  
Construction        Stone, Vinyl Siding, Wood Frame  
Foundation           Poured Concrete

**Additional Information**

Date Listed            July 17th, 2025  
Days on Market       62  
Zoning                   DC

**Listing Details**

Listing Office           RE/MAX First

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