

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

MLS® #A2227471

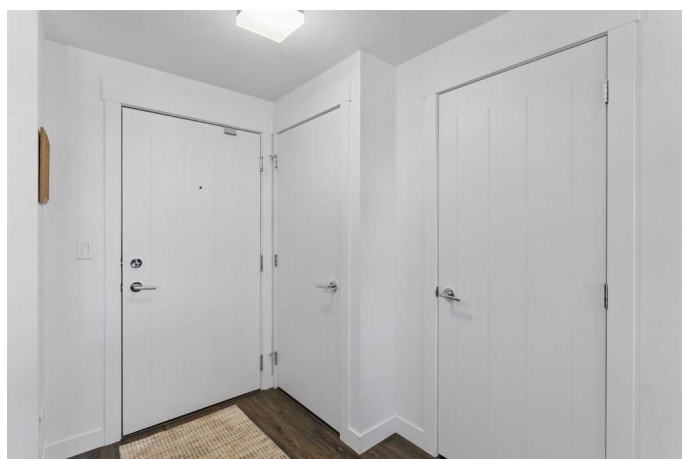
**\$329,900**

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, Secured Parking, Storage, Visitor Parking, Guest Suite
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      5

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.