

\$377,000 - 104, 25 Aspenmont Heights Sw, Calgary

MLS® #A2240203

\$377,000

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

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.

There are 3 standout features that 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 | \$377,000 |
| 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 | Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground, Enclosed |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | In Floor, Natural Gas |
| 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 1
Zoning DC

Listing Details

Listing Office RE/MAX First

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