

# \$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:

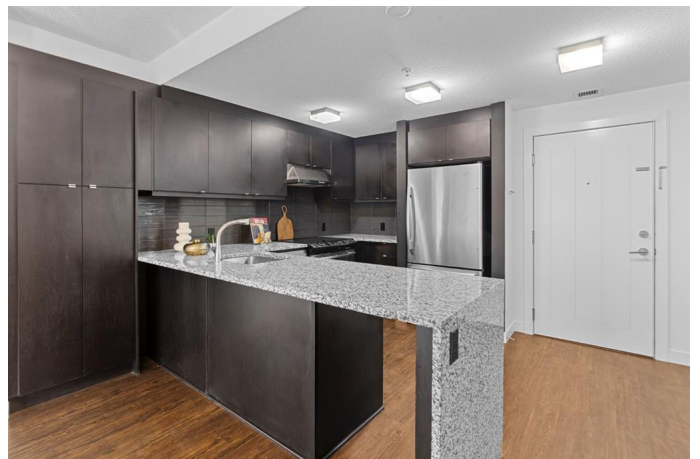
You'll love the waterfall-edge granite island, full-height backsplash, built-in microwave, and sleek slide-in stove with range hood—NOT the standard microwave/hood fan combo. Plus, this unit includes a true pantry closet, rarely found in this building.

## 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 Caf  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 place  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), Fitness Center, Parking, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Guest Suite, Snow Removal
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground, Enclosed
Waterfront	Pond

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Built-in Features, Stone Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
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          50  
Zoning                      DC

**Listing Details**

Listing Office              RE/MAX First

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