

# \$499,900 - 318, 25 Aspenmont Heights Sw, Calgary

MLS® #A2188585

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,407 sqft  
Residential on 0.00 Acres

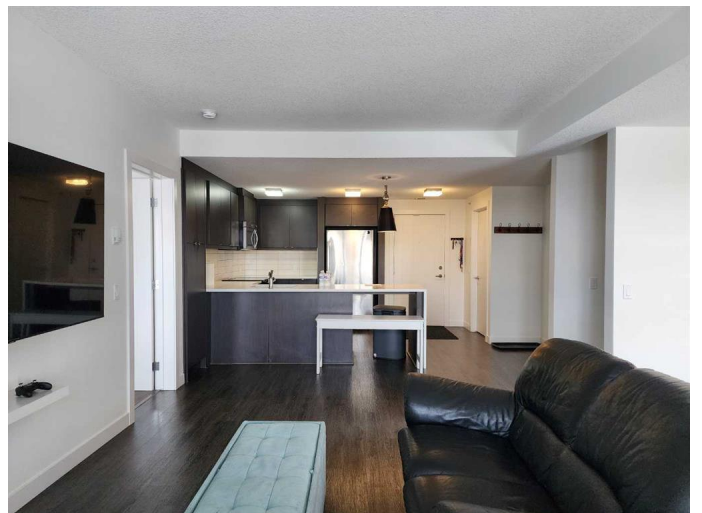
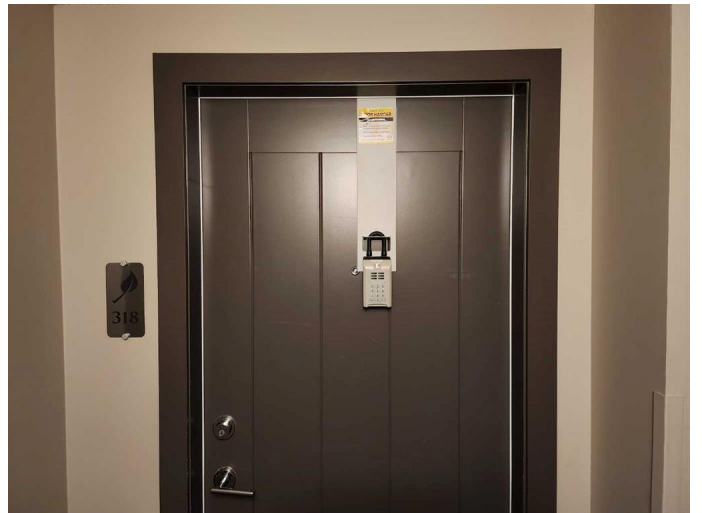
Aspen Woods, Calgary, Alberta

This exceptional property nestled in Aspen Woods boasts three bedrooms and two-and-a-half bathrooms across its top two floors. The main floor offers a spacious living room, dining area, laundry room, and a two-piece bathroom, complemented by an open-concept kitchen with stainless steel appliances and a breakfast bar. A large primary bedroom with a five-piece ensuite is also conveniently located on the main floor. Upstairs, you'll discover two additional bedrooms, a full bathroom, abundant storage, and a secondary entrance. The unit includes tandem parking for two vehicles and additional adjacent storage. Building amenities include a fitness center, multiple guest suites, and heated underground parking. The condo fees encompass all heating, water, sewer and garbage costs. This desirable location is close to schools of all levels, the Aspen Landing shopping center, a C-Train station, and close to downtown Calgary.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188585  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                  |
|----------------|------------------|
| Square Footage | 1,407            |
| Acres          | 0.00             |
| Year Built     | 2014             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 318, 25 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E4                      |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Snow Removal, Storage, Visitor Parking, Secured Parking |
| Parking Spaces | 2  |
| Parking        | Titled, Underground, Tandem  |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Elevator, Granite Counters                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Lighting, Private Entrance, Storage |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 41                 |
| Zoning         | DC                 |

## Listing Details

Listing Office          Power Properties

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