

\$399,900 - 114, 45 Aspenmont Heights Sw, Calgary

MLS® #A2228463

\$399,900

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Experience refined living in this beautifully crafted 2-bedroom, 2-bathroom condo located in the prestigious community of Aspen Woods—an area celebrated for its upscale charm, top-tier schools, and proximity to nature, shopping, and transit. With 917 sq ft of thoughtfully designed space, this home offers a seamless blend of comfort, style, and sophistication. Enjoy peaceful mornings and tranquil evenings with gorgeous views of a tree-lined pond from your private balcony—an ideal spot for relaxing or entertaining. The heart of the home is a stylish kitchen that impresses with waterfall granite countertops, stainless steel appliances, pendant lighting, a sleek tile backsplash, and modern cabinetry—perfectly suited for both everyday living and entertaining. The open-concept layout flows effortlessly into the dining and living areas, where laminate flooring adds warmth and elegance, and large windows frame serene views of a tranquil, tree-lined pond. Both bedrooms are generously sized and feature plush carpeting for added comfort. Each bathroom is designed with dual sinks and quartz countertops, offering a spa-like retreat. A spacious in-suite laundry room provides additional storage and convenience. This unit also includes 1 titled underground parking, a separate storage locker and is situated in a quiet, well-maintained building. Just minutes from Aspen Landing Shopping Centre, parks, top-rated schools and public transit, this home offers an exceptional lifestyle



in one of Calgary’s most desirable neighborhoods. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish and serene home in Aspen Woods. This condo offers a rare opportunity to enjoy luxury, location, and lifestyle in one of Calgary’s most refined neighborhoods.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2228463 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 917 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 114, 45 Aspenmont Heights Sw |
| Subdivision | Aspen Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0E6 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Balcony |
| Construction | Stone, Vinyl Siding |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 24 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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