

# \$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	12
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR 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.