

# \$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	22
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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