

# \$429,900 - 322, 45 Aspenmont Heights Sw, Calgary

MLS® #A2197228

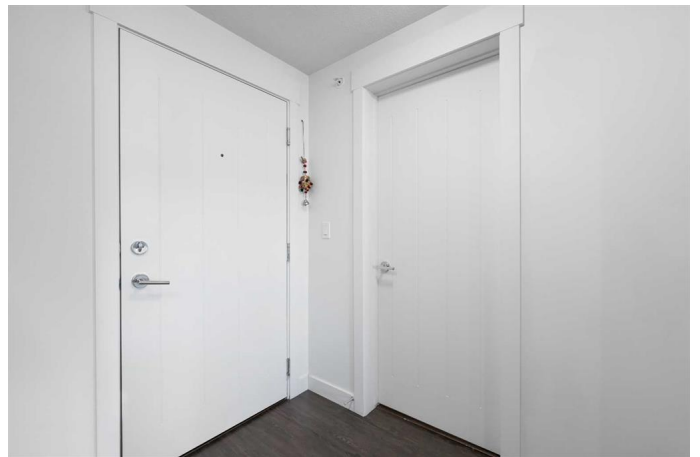
**\$429,900**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to the Valmont at Aspen Stone, a secure and well-maintained complex offering a range of desirable amenities and an unbeatable location. Situated in a prime area close to schools, shopping, and public transportation, this top-floor unit combines convenience with comfort. Recently repainted throughout, it boasts a spacious, open-concept layout with abundant natural light pouring in through large west-facing windows. The unit features two generously sized bedrooms and two full bathrooms. As you step inside, you'll immediately notice the bright and airy atmosphere, enhanced by the gleaming hardwood floors that flow seamlessly into the kitchen. The kitchen is equipped with stainless steel appliances, a built-in dining area, and a beautiful waterfall countertop. The sunny living room, located just across from the kitchen, offers direct access to a west-facing balcony, where you can enjoy spectacular sunsets and fresh air. The primary bedroom is equipped with double walk-through closets and a luxurious 5-piece ensuite bathroom, which includes a relaxing soaker tub, perfect for unwinding after a long day. The second bedroom is spacious and versatile, ideal for guests, a home office, or a growing family. The unit also includes a well-appointed 4-piece main bathroom, as well as convenient in-suite laundry. For added convenience, this home comes with two parking stalls – one in the underground parking garage and another surface stall – along with a generously sized



storage locker for all your extra belongings. The Valmont at Aspen Stone complex is known for its exceptional upkeep and offers fantastic amenities, including a fully equipped fitness centre, a guest suite for visitors, and secure bicycle storage. This is a fantastic opportunity for first-time homebuyers or investors seeking a property in a sought-after location. With its excellent value, this unit is sure to impress!

Built in 2015

### Essential Information

MLS® #	A2197228
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	322, 45 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E6

### Amenities

Amenities	Fitness Center, Parking, Storage, Visitor Parking, Guest Suite
Parking Spaces	2
Parking	Assigned, Parkade, Titled, Underground, Outside, Stall

## Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Other
Lot Description	Views, Low Maintenance Landscape, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	53
Zoning	DC

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.