

# \$320,000 - 102, 45 Aspenmont Heights Sw, Calgary

MLS® #A2195342

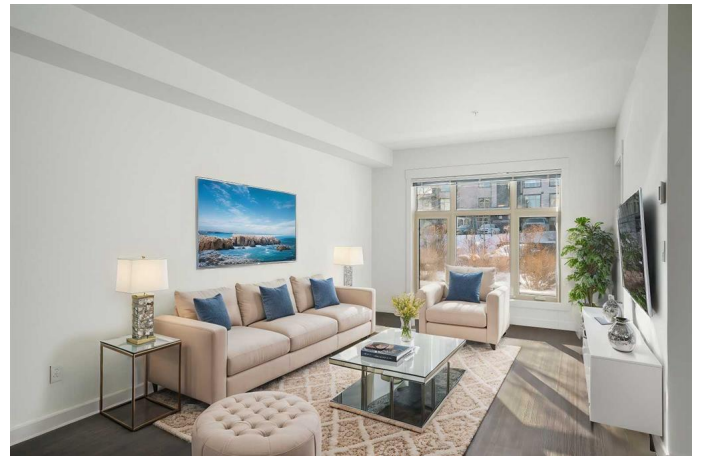
**\$320,000**

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Experience effortless condo living in the sought-after Aspen Woods community! This beautifully designed 1 bedroom, 1 bathroom main-floor unit has been freshly painted and offers modern finishes, office nook, and ultimate convenience - just steps from Aspen Landing™'s trendy shopping and dining. The gourmet kitchen features granite countertops, soft-close cabinetry, a breakfast bar, and stainless steel appliances, flowing seamlessly into the open-concept dining and living area. Step outside to your spacious west-facing private patio, perfect for relaxing or entertaining. The bedroom boasts a large closet, with easy access to the elegant 4-piece bathroom and your in-suite stacked laundry machines. Enjoy the convenience of titled underground parking and a private storage locker along with access to the building's amenities such as the gym, bike storage and guest suites. Commuting is effortless with 69th Street Station nearby and quick access to the West Ring Road. An incredible opportunity to own in one of Calgary™'s most sought-after communities. Book your showing today! With quick access to downtown Calgary, Stoney Trail, public transit, and nearby parks, this condo blends the best of suburban charm and urban convenience. Move-in ready and freshly painted—schedule your private showing today!



Built in 2015

## Essential Information

MLS® #	A2195342
Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	589
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	102, 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, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features	None
Construction	Stone, Vinyl Siding

## **Additional Information**

Date Listed	February 20th, 2025
Days on Market	65
Zoning	DC

## **Listing Details**

Listing Office	Royal LePage Benchmark
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