103 25 Aspenmont Heights SW

Calgary | Active | MLS® A2349233

$359,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**920.55 sq. ft.**

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Listed by Real Broker

A closer look

A two-bedroom, original-owner condo in Aspen Woods with hydronic in-floor heating, a waterfall granite kitchen, and a large private patio. Aspen Landing is directly across the street, and the lake pathway starts right outside the complex. Cared for from day one, this is a home that was done right from the start, and it shows the moment you walk in.

The kitchen sets the tone, with upgraded waterfall granite countertops, full-height cabinetry, stainless steel appliances, and pendant lighting. Whether you are cooking for two or hosting friends, it feels genuinely elevated and intentionally finished. It opens to a bright living and dining area with plenty of room to relax or entertain. Hydronic in-floor heating delivers quiet, even warmth from the ground up, so Calgary winters are a non-issue. In the summer, the northeast exposure keeps the unit naturally cool, and a window-wall AC unit takes care of the hottest days, making this one of the more comfortable units in the building year-round. A built-in Bose home theatre system is included for movie nights and game days.

The primary suite is a true retreat, with motorized blackout blinds, a walk-through closet, and a 5-piece ensuite featuring his and hers sinks, a soaker tub, and a tiled stand-up shower. The second bedroom sits on the opposite side of the unit for added privacy, making it ideal for guests, a child, or a home office. In-suite laundry with ample dedicated storage rounds out a layout that has thought of everything.

Step outside to a large private patio overlooking landscaped greenery, a space you will use in every season, from morning coffee to summer evenings. You also get titled heated underground parking and a separate storage locker. The unit sits in a quiet pocket of a building that genuinely looks after its residents, with a fitness centre, guest suites, car wash bay, and visitor parking in a well-maintained, pet-friendly community.

The location is hard to beat. Guardian Angel School and playground are steps away, and Ladybug Bakery and Café is a short walk for your morning coffee. Aspen Landing puts groceries, restaurants, and everyday shopping right across the street. Griffith Woods Park and the lake pathway offer some of the best walking on the west side, and golf at Elbow Springs is minutes away. Rundle College, Ernest Manning High School, and Griffith Woods School are all within easy reach, and Westside Recreation Centre is just down the road. The 69th Street LRT gets you downtown easily, and Stoney Trail puts the mountains closer than most Calgary addresses can claim.

Homes cared for like this don't come along often. Quiet, private, and close to everything, this is Aspen Woods living at its best, and it's ready for its next owner to move in and make it their own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349233
Bedrooms	2

Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	920.55 sq. ft.
Main Level Finished Area:	920.55 sq. ft.
Condo Fee:	$659.43
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1410935
Heating:	In Floor, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Valmont at Aspen Stone
Community:	Aspen Woods
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Visitor Parking

Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Built-In Bose Speaker System, Floating Shelves, Window Air Conditioning Unit, Closet Organizers, Building Fob(s)
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 10'10" × 9'10" ·
Main Floor	Dining Room · 12'1" × 7' ·
Main Floor	Kitchen · 13'4" × 11'3" ·
Main Floor	Laundry · 8'9" × 5'8" ·
Main Floor	Living Room · 11'10" × 11'1" ·
Main Floor	Bedroom - Primary · 21'3" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Wired for Sound
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-25-aspenmont-heights-sw-calgary-a2349233/

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