313 25 Aspenmont Heights SW

Calgary | Active | MLS® A2354071

$369,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**921.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to 25 Aspenmont Heights SW #313 - a top-floor 2-bedroom, 2-bathroom residence offering a peaceful green-space setting in the heart of Aspen Woods.
Offering 921 sq. ft. of bright, well-designed living space, this southwest-facing unit features an open-concept layout, 9-ft ceilings, and no neighbours above. Large windows throughout the home overlook mature trees and surrounding green space, bringing in an abundance of natural light and creating a private, tranquil atmosphere.
The upgraded kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances, granite countertops, and a striking waterfall island. Two well-sized bedrooms include a spacious primary bedroom with a full ensuite, complemented by a second full bathroom.
Additional highlights include in-floor heating, one titled underground parking stall, and assigned storage. The well-managed Valmont building offers excellent amenities including a fitness facility, bike storage, and guest suites.
Enjoy an exceptional location close to top-rated schools, shopping, parks, walking paths, Westside Recreation Centre, and the C-Train station, with convenient access to everything Aspen Woods and southwest Calgary have to offer.
Top floor. Southwest exposure. Green-space views. Exceptional location. A rare opportunity to own a bright and beautifully positioned home in Aspen Woods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354071
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:	921.32 sq. ft.
Main Level Finished Area:	921.32 sq. ft.
Condo Fee:	$626.19
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
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
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Valmont at Aspen Stone
Community:	Aspen Woods
Amenities:	Bicycle Storage, Guest Suite, Recreation Facilities, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Inclusions:	The shelvings in the laundry room and the storage
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 13'10" × 9'10" ·
Main Floor	Bedroom · 10' × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s)
Exterior Features:	Playground
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/313-25-aspenmont-heights-sw-calgary-a2354071/

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