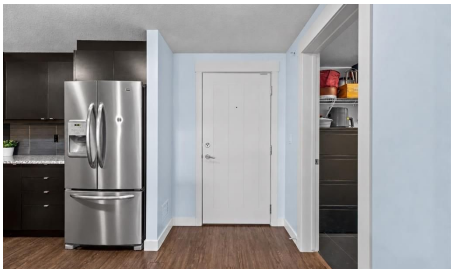
322 45 Aspenmont Heights SW

Calgary | Active | MLS® A2354147

$384,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**904.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to Valmont at Aspen Stone, located in the popular community of Aspen Woods! This west-facing, top-floor condo offers two bedrooms, two full bathrooms, two parking stalls, and the added privacy of having no neighbours above you.

Freshly painted throughout, the unit features a spacious, open-concept floor plan with LVP flooring, great-sized windows, and plenty of natural light. The kitchen includes stainless steel appliances, a waterfall countertop, and a built-in dining area, with a comfortable living room and access to your private west-facing balcony, a great spot to enjoy the afternoon sun and evening sunsets.

The primary bedroom offers plenty of space, double walk-through closets, and a private five-piece ensuite with a soaker tub. The second bedroom is a great size and can easily accommodate guests, a home office, or additional living space. A second full bathroom, in-suite laundry, and plenty of storage throughout the unit add to the convenience.

Another great feature of this property is the **two parking stalls**, including one underground and one surface stall, along with a separate storage locker. The building is well maintained and offers residents access to a fitness centre, guest suite, and secure bicycle storage.

The location is another big advantage. Aspen Landing Shopping Centre is nearby, offering grocery stores, restaurants, coffee shops, and everyday services. You'll also find schools, parks, walking pathways, and Westside Recreation Centre in the surrounding area. With convenient access to 17 Avenue SW, Stoney Trail, and the 69 Street LRT station, getting around Calgary is easy.

Whether you're a first-time buyer, downsizing, or looking for an investment property, this is a great opportunity to own a top-floor condo in Aspen Woods with two parking stalls, plenty of storage, and a fantastic west-facing exposure.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354147
Bedrooms	2
Bathrooms	2
Year Built	2015
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:	904.53 sq. ft.
Condo Fee:	$693.24
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
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:	1512994

Heating:	Forced Air
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
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, Elevator(s), Fitness Center, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'8" × 9'10" ·
Main Floor	Dining Room · 12'1" × 7'2" ·
Main Floor	Kitchen · 13'5" × 10'6" ·

Main Floor	Laundry · 8'7" × 5'7" ·
Main Floor	Living Room · 12'4" × 11'1" ·
Main Floor	Bedroom - Primary · 21'1" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/322-45-aspenmont-heights-sw-calgary-a2354147/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.