

\$469,900 - 214, 45 Aspenmont Heights Sw, Calgary

MLS® #A2087414

\$469,900

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Come take a look at this PENTHOUSE OVER LOOKING ASPEN WOODS POND! Fantastic location! Super convenient and walkable to all your amenities with lovely peaceful / private views of the water, trees, walking path. This is a unique multi-level 2 bedroom, 2.5 bath PENTHOUSE with 2 parking spots; one underground and one outdoor parking spot plus assigned storage in Valmont at Aspen Stone! The main level has high quality laminate flooring, high ceilings & impressively large windows allowing for plenty of natural light to floor through. The kitchen is a classic design with QUARTZ countertops and a waterfall edge, eating bar, chic cabinetry, and stainless steel appliances. A spacious main floor bedroom includes double closets & private 5-piece ensuite with dual vanities, soaker tub & separate shower. A 2-piece powder room completes the main level. The 2nd level has its own private entrance from the 3rd floor to enjoy a beautiful spacious bedroom that spans the entire upper level & features a walk-in closet big enough to be its own flex room/den! Other lovable features included in-suite stacked washer/dryer and your own private storage area, a huge balcony overlooking the pond, 1 underground parking stall and 1 outdoor parking stall. Building amenities include a fitness room just down the hall on the second level and conveniently placed visitor parking right at the front entrance. The location doesn't get any better than this – walkable to Aspen Landing, pond



with a walking trail and peaceful views, close to schools, parks, restaurants & easy access to 17th Avenue & Bow Trail. Contact your favorite realtor today!

Built in 2015

Essential Information

MLS® #	A2087414
Price	\$469,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	214, 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, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance,
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	Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Playground
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 30th, 2023
Days on Market	17
Zoning	DC(pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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