

**103, 15 Aspenmont Heights SW**  
**Calgary, Alberta**

**MLS # A2249380**



**\$375,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 912 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                         |                   |        |
|--------------------|-----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                       | <b>Condo Fee:</b> | \$ 625 |
| <b>Basement:</b>   | -                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete              | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bidet, Granite Counters, Kitchen Island |                   |        |

**Inclusions:** N/A

Living in a condo offers numerous benefits, including low-maintenance living—allowing you more free time to enjoy what you love—along with added amenities like underground titled parking, a guest suite, and access to an on-site recreation facility. This stunning 2-bedroom, 2-bath condo has over 900 square feet of beautifully maintained living space, this bright and airy unit features an open-concept layout that seamlessly combines style and functionality. The spacious kitchen boasts sleek granite countertops, ample cabinetry, and a smooth flow into the inviting living and dining areas—perfect for entertaining or relaxing in comfort. The two generously sized bedrooms are privately separated, with the primary and secondary en-suites each featuring luxurious double vanities. Vinyl plank flooring throughout the living areas adds modern appeal. Located near scenic bike paths, top-rated schools, and premier shopping destinations, this home is ideal for first-time buyers, those looking to downsize, or investors. Don't miss this exceptional opportunity to enjoy the upscale lifestyle in Aspen!