

# \$417,000 - 215, 15 Aspenmont Heights Sw, Calgary

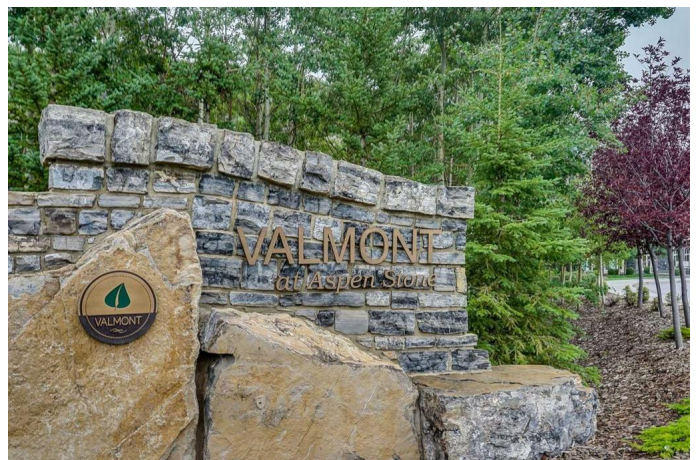
MLS® #A2196950

**\$417,000**

2 Bedroom, 2.00 Bathroom, 912 sqft  
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

I totally understand why people gravitate to this condominium.. Not only is the location AMAZING, but the price point & finishes are something you WON'T find anywhere else in Aspen Woods. Today, I have the pleasure to present to you SOMETHING DIFFERENT. These units are all gorgeous to begin with, they have functional floor plans, upscale finishes & everything was done tastefully by the Builder, but my Seller made improvements that really make this unit STAND OUT! One of the things that my Seller did, is that she upgraded the old laminate flooring for a light oak LVP in a herringbone style (no carpet in this entire unit - yay!). It flows perfectly w/ the layout, leading onto your EXPANSIVE RAVINE VIEWS. To your right is your U-shaped kitchen. With plenty of room for 2 to move around, you have beautiful bold cabinets, all the way to the ceiling, SS appliances incl. a built-in microwave & a new dishwasher, granite countertops incl. a waterfall island w/ bar seating that's perfect for hosting & a rare find in apartments. Throughout, you'll notice new LED lighting w/ a dimmer in the kitchen. Straight ahead is your living room, that could accommodate a small dining table or could be used as a spacious living room. With knockdown ceilings, W-facing views that provide great natural light & a door that leads to your private/quiet balcony looking onto the Aspen Grove Ravine. These trees look stunning in the fall! Back inside, your primary bedroom could fit a King



bed w/ wide nightstands + other furniture, or like she has it, w/ an office desk in the corner. With a room this size, you have plenty of options! You have 2 large closets & your ensuite has a His & Hers sink, an extra large vanity & a beautiful shower w/ a spa-like tub. On the other side is your 2nd bedroom & just outside is your 2nd/guest bathroom, w/ another 2 sinks & a tub/shower combo. The Seller has added more storage w/ a pantry closet & additional storage closets in the laundry room, like a coat; cleaning closet & a laundry console. Valmont at Aspen Stone has a gym, the main lobby is undergoing renovations & in the parkade you'll find your titled parking stall #102 & storage #178, bike storage, guest suites & tons of visitor parking. W/in a 4 min walk you have Blush Lane & LadyBug Cafe, amongst many others, cross 85th Street & you arrive at the Aspen Landing Shops where you have everything you can think of like grocery stores, banking, boutique shops & fine dining. W/in a 5 min drive you have some of YYC's best rated restaurants, grocery stores, fitness studios & the list goes on.. You're a quick drive to downtown, you've got the 69th St. train station, the Westside Rec. Centre, Signal Hill & quick access onto the mountains & to major roadways. WATCH THE VIDEO!

Built in 2015

### **Essential Information**

MLS® #	A2196950
Price	\$417,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	2015

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	215, 15 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E3

### Amenities

Amenities	Parking, Visitor Parking, Fitness Center
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Parkade, Stall, Underground, Enclosed, Heated Garage, Titled

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	February 28th, 2025
Days on Market	35
Zoning	DC

## Listing Details

Listing Office            RE/MAX First

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.