

## 780-831-7725

jackadmin@gpremax.com

## 107, 25 Aspenment Heights SW Calgary, Alberta

MLS # A2252950



\$364,900

Division: Aspen Woods Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 919 sq.ft. Age: 2014 (11 yrs old) **Beds:** Baths: Garage: Heated Garage, Parkade, Secured, Stall, Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: In Floor, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: \$ 659 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame DC Foundation: **Utilities:** 

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Inclusions: All TV's and Mounts, Freezer

Nestled within the serene community of Aspen Woods, this charming 2-bedroom, 2-bathroom condo exudes comfort and style, offering a perfect blend of modern living and natural beauty. With its inviting open-concept layout and thoughtful design, this residence provides a warm and welcoming ambiance from the moment you step inside. Upon entering, you are greeted by a spacious living space, with natural light streaming through the large windows, creating an airy atmosphere. The seamless flow between the kitchen, living room (and dining if you wish) makes entertaining a breeze, allowing for effortless interaction with family and guests. The well-appointed kitchen boasts contemporary flat panel cabinetry, built in pantry, granite countertops, sleek tile backsplash, and stainless-steel appliances, providing both functionality and style for the aspiring chef. Whether preparing a quick breakfast or hosting a gourmet dinner party, this culinary space is sure to inspire. The spacious living room provides ample space for relaxation and entertaining, as well as additional room for a dining space, if you so desire. Step out the garden door to your private patio…and enjoy a quiet cup of coffee in the morning, or relax after a long day. The primary suite serves as a peaceful retreat, featuring a generously sized bedroom, two closets, and a spa inspired ensuite including double sinks, a stand up shower and separate soaker tub. The second bedroom is equally well-appointed, offering ample space, natural light, and convenient access to the adjacent full bathroom (also with dual sinks). Whether utilized as a guest room, home office, or personal sanctuary, this versatile space can easily adapt to suit your individual needs. For added convenience, this unit also offers insuite laundry, titled parking, a storage locker as well as access to building amenities including gym, bike storage, rentable guest

grocery store, shopping and recreational facilities. Whether you prefer a leisurely stroll through the neighborhood or a day of outdoor adventure, there is something for everyone to enjoy in this idyllic setting. Don't miss your opportunity to make this dream home a reality – schedule your private showing today!
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suites and visitor parking. Aspen Woods offers an array of amenities for residents to enjoy, including lush green spaces, walking trails,