

# \$325,000 - 311, 15 Aspenmont Heights Sw, Calgary

MLS® #A2229545

**\$325,000**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Experience elevated condo living in this beautifully upgraded TOP FLOOR 1 bedroom, 1 bathroom unit in the sought-after community of Aspen Woods! Just a short stroll to Aspen Landing, you'll enjoy trendy shops, restaurants, and fantastic amenities, all while being minutes from downtown and only an hour from the mountains. Step into a sleek modern kitchen featuring stainless steel appliances including a newer stove and refrigerator, gleaming white quartz countertops, kitchen island with breakfast bar, and AIR CONDITIONING for year-round comfort. The open-concept living and dining area flows effortlessly onto a sunny west-facing balcony that overlooks a serene, private green space. The spacious bedroom comfortably accommodates a king-sized bed and features a built-in King Murphy bed with drawers and nightstands, offering the flexibility to transform the space into a day room or office; while a walk-through closet leads to a stylish 4-piece cheater ensuite. Enjoy the comfort and convenience of numerous thoughtful upgrades, including plush new carpet in the bedroom, automatic roller blinds, a phantom screen on the patio door, smart color-changing LED ceiling lighting, electric ceiling fan in the living room, and updated faucets in both the kitchen and bathroom. The kitchen also features pull-out drawers in the lower cabinets for easy access and organization! Freshly painted just five months ago, the home is further enhanced by a



professionally installed wall-mounted A/C unit in the living room with venting into the bedroom for year-round comfort. Additional perks include a titled heated underground parking stall, access to a well-equipped gym, secure bike storage, and guest suites for visitors. This is truly a turn-key opportunityâ€”book your private showing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229545          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 591               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311, 15 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E3                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Guest Suite, Parking |
| Parking Spaces | 1  |
| Parking        | Underground  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Double Vanity |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner, Window Coverings      |
| Heating           | In Floor   |
| Cooling           | Wall Unit(s)   |
| # of Stories      | 4  |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Construction      | Stone, Wood Frame, Vinyl Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 52              |
| Zoning         | DC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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