

# \$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

\*\*\*OPEN HOUSE SATURDAY JULY 5 from 1-3PM and SUNDAY JULY 6 from 2-4PM\*\*\* 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	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1

Parking	Underground
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## Interior

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

## Exterior

Exterior Features	Lighting
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 13th, 2025
Days on Market	24
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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