

104, 25 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2210888



**\$399,500**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, Electric Stove, Range Hood, Built-in Microwave, Dishwasher, Stacked Washer/Dryer, TV Mounts (as shown), PAX Closet x 2 in Laundry Room, Storage Shelf in Primary Walk-in Closet, Visitor Pass, Garage Door Opener, Mailbox Key(s)

OPEN HOUSE - Sat. May 3rd from 1 to 3 PM - WATCH THE VIDEO! Welcome to Unit 104 in tower #25 of this amazing complex, feel free to park in the VISITOR PARKING spots out front - I love how easy it is to visit people here. Unit 104 is on the main floor but AWAY from the elevator & high traffic areas. Upon entering, you'll see a unit that has JUST been PROFESSIONALLY REPAINTED. With a GORGEOUS LIGHT FIXTURE to catch your attention. There are 3 differentiating features between this unit vs. others in this building #1. This KITCHEN WAS EXTENSIVELY UPDATED through the builder. You've got a range hood, a built-in-microwave & a built-in pantry. While all of these units have nice kitchens, the majority do NOT have a pantry closet & come w/ a microwave hood fan instead. #2. You're on the main floor, a feature desired by many & #3. You've got a PRIME storage unit! Your kitchen ft. SS appliances, incl. a slide-in electric stove, a clean backsplash, granite countertops incl. A waterfall island & your bonus pantry closet. Underneath your new light, would be the perfect spot for a round dining table that could seat 4-6 people, or you could use the bar seating over your island. You have a BIG LIVING ROOM w/ laminate floors & IN-FLOOR HEATING & space for multiple couch configurations + an outlet for your TV. You'll also enjoy your balcony that's bigger than most - I love how this unit faces the front, yet doesn't look directly into the visitor parking like many of them do. Units here do well on the rental market b/c of this LOCATION, but also the floorplan distribution of these units. You've got bedrooms on opposite sides w/ comfortable bathrooms. Your primary bedroom would fit a king bed w/ nightstands & a dresser. You have a walk-through closet w/ one closet that's extra deep, you can

walk into & added storage w/ drawers. Your private ensuite has double sinks, a large shower & a soaking tub for bath lovers. Your tile is sleek & easy to clean w/ minimal grout. Note: all CARPETS HAVE JUST BEEN STEAM CLEANED. Across the hall, you'll find your 2nd bed - perfect for kids, visitors, a roommate, or an office! You can fit a queen bed w/ nightstands & you have balcony views from your window. Outside this room is your 2nd/guest bath w/ a modern tub-shower combo. As we head out, you have your STACKED WASHER/DRYER along w/ 2 awesome closets. You have a gym, guest suites, bike storage, titled underground/heated parking stall is #142 & your own individual storage #196 w/ a private door. With CONDO FEES THAT COVER EVERYTHING BUT ELECTRICITY, PLUS this location. W/in a 4 min walk you have LadyBug Cafe, cross 85th Street & you arrive at the Aspen Landing Shops where you have everything you can think of. A 5 min. drive away you have some of Calgary's best rated restaurants, more grocery options, fitness studios, schools++. Quick drive to downtown, the 69th St. Train station; Westside Rec. Centre, Signal Hill & quick access onto the mountains or roads taking you north/ south. Watch the VIDEO!