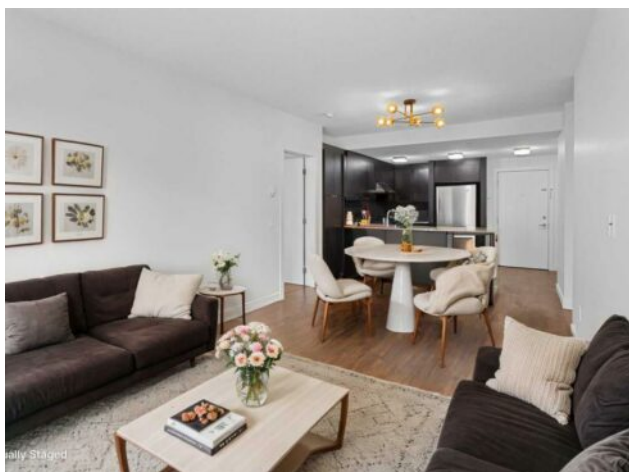


104, 25 Aspenmont Heights SW
Calgary, Alberta

MLS # A2210888



\$378,800

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

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

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)

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!