

# \$515,000 - 227, 15 Aspenmont Heights Sw, Calgary

MLS® #A2255088

**\$515,000**

2 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Sophisticated design and a phenomenal location come together in this 1430 sq ft multi-level top floor condo in Valmont at Aspen Stone. A convenient dual primary bedroom layout offers incredible flexibility for families, downsizers or investors with each suite thoughtfully separated for ultimate privacy. The main floor is incredibly welcoming with a grand open plan with high-end upgrades and finishes. The sleek kitchen inspires culinary creativity featuring full height cabinets, stainless steel appliances, quartz countertops and a waterfall edge peninsula island with casual seating. A spacious dining area accommodates entertaining with ease while also functioning as a flexible work-from-home zone. Adjacently, the inviting living room is enhanced by a custom built-in media centre and oversized windows that fill the space with natural light, opening onto a glass railed balcony that makes barbequing and outdoor relaxation effortless. A generously sized primary bedroom on this level is styled with elegant lighting and dual walk-through closets that connect to a luxurious 5 pc ensuite boasting dual sinks, a soaker tub and a glass shower. Completing this floor are in-suite laundry with ample storage and a convenient powder room. Upstairs, a second private primary suite mirrors the sense of comfort with its own 4 pc ensuite and a custom walk-in closet, making it ideal for children, extended family, guests or even a flexible office space. 2 titled side-by-side parking stalls in the heated



underground parkade plus a storage locker provide practical convenience. Residents enjoy access to on-site fitness facilities, guest suites, bike storage and abundant visitor parking. The location is exceptional with Webber Academy, Rundle College and other top schools nearby and a short walk connects you to the upscale shops and eateries of Aspen Landing including Ladybug Caf   and Blush Lane. Westside Recreation Centre and the 69 Street LRT station are minutes away, offering quick access downtown. Scenic walking paths around the community wetland pond add a touch of nature to the everyday. This refined condo blends modern upgrades, thoughtful function and a lifestyle defined by both luxury and convenience! Open House Sat/Sun 12-2.

Built in 2014

### Essential Information

|                |                  |
|----------------|------------------|
| MLS   #        | A2255088         |
| Price          | \$515,000        |
| Bedrooms       | 2                |
| Bathrooms      | 3.00             |
| Full Baths     | 2                |
| Half Baths     | 1                |
| Square Footage | 1,430            |
| Acres          | 0.00             |
| Year Built     | 2014             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 227, 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, Secured Parking, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 2                                                                                                    |
| Parking        | Heated Garage, Oversized, Parkade, Titled, Underground                                               |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                    |
| Heating           | In Floor, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                            |
| # of Stories      | 3                                                                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 47                  |
| Zoning         | DC                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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