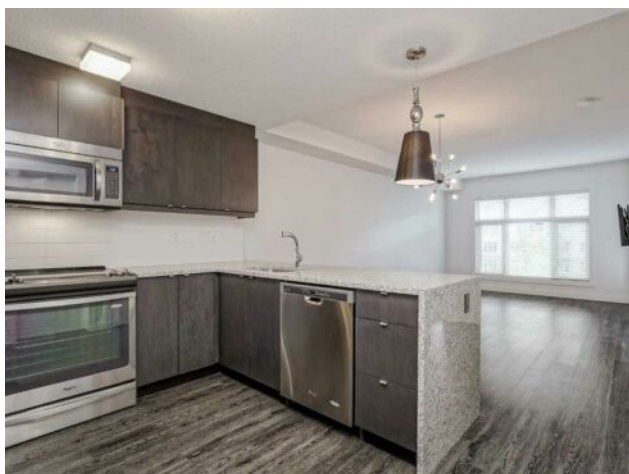


304, 45 Aspenmont Heights SW
Calgary, Alberta

MLS # A2246561



\$315,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage

Inclusions: Windows cover

Water: -

Sewer: -

Condo Fee: \$ 457

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Welcome to luxury living at its finest in the desirable Valmont at Aspen Stone. This bright, top-floor 1 bedroom, 1 bathroom condo offers a perfect blend of high-end finishings, functionality, and an unbeatable location — ideal for first-time buyers, professionals, or those looking to downsize without compromise. Step inside to soaring 9-foot ceilings, oversized windows, and a modern open-concept layout that fills the space with natural light. The kitchen is a true standout, featuring granite countertops, stainless steel appliances, sleek cabinetry, and a spacious breakfast bar — perfect for entertaining or casual meals. The open living area flows seamlessly to a private balcony — a peaceful spot for morning coffee or evening relaxation. The bedroom is comfortably sized, with a large closet and easy access to the elegant 4-piece bathroom. Additional highlights include in-suite laundry, luxury flooring, and thoughtful finishes throughout. This well-managed building offers incredible amenities including a fully equipped gym in the same building, titled underground parking, separate storage locker, bike storage, and a rentable guest suite for visitors. Located just minutes to Aspen Landing, Westside Rec Centre, LRT stations, and beautiful walking paths, this home offers the perfect combination of convenience, comfort, and upscale living in one of Calgary's most desirable west-side communities.