

— ASPEN WOODS —

103 - 25 ASPENMONT HEIGHTS SW



Ryan Assen

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themckelviigroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

103 - 25 ASPENMONT HEIGHTS SW

Hydronic in-floor heating. A waterfall granite kitchen. A large private patio. And a location in Aspen Woods that puts everything within walking distance. Held by its original owner and cared for in a way that is immediately obvious, this one was done right from the start. Inside, the kitchen sets the tone. Upgraded waterfall granite countertops, full-height cabinetry, stainless steel appliances, and pendant lighting combine into a space that feels genuinely elevated and intentionally finished. The open-concept living and dining area flows naturally from the kitchen, warmed by hydronic in-floor heating that makes Calgary winters feel like a non-issue. A built-in Bose home theatre system and motorized blackout blinds in the primary add layers of comfort that are easy to take for granted and hard to leave behind. The northeast exposure keeps the unit naturally cool through the summer months, complemented by a window-wall AC unit, a combination that makes this one of the more comfortable units in the building year-round. The primary suite is a proper retreat, walk-through closet, motorized blackout blinds, and a 5-piece ensuite featuring his and hers sinks, a soaker tub, and a tiled stand-up shower. The second bedroom sits on the opposite side of the unit, ideal for a guest room, a kids bedroom, or a home office. In-suite laundry with ample dedicated storage rounds out a layout that has thought of everything. Step outside to a large private patio that looks out onto landscaped greenery, the kind of outdoor space that earns its keep in every season. Titled underground heated parking, a separate storage locker, and a building that genuinely looks after its residents — fitness centre, guest suites, car wash bay, and visitor parking in a quiet, pet-friendly community that is as well-maintained as the unit itself. And then there is the location. Guardian Angel School and playground are steps away. Aspen Landing is directly across the street. Ladybug Bakery and Café is a short walk for those who take their mornings seriously. The lake pathway outside the complex and Griffith Woods Park offer some of the best walking the west side has to offer. Golf at Elbow Springs is minutes away. Rundle College, Ernest Manning High School, and Griffith Woods School are all within easy reach. Westside Recreation Centre is just down the road. The 69th Street LRT makes downtown effortless, and Stoney Trail connects you to the mountains faster than most Calgary addresses can claim. Quiet, private, and close to everything, Aspen Woods has a way of making every other community feel like a compromise. And within it, this unit sits in a quiet pocket of the building that makes it easy to forget how connected you actually are. For the original owner, this was home. For the right buyer, it's ready to be exactly that.



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA: 920.55 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

- 5pc Bath: 9'9" x 7'7" | 60 sq ft
- 5pc Ensuite: 8'8" x 8'5" | 72 sq ft
- Bedroom: 9'10" x 10'10" | 99 sq ft
- Dining: 12'1" x 7' | 79 sq ft
- Kitchen: 13'4" x 11'3" | 140 sq ft
- Laundry: 8'9" x 5'8" | 48 sq ft
- Living: 11'1" x 11'10" | 131 sq ft
- Primary: 10'3" x 21'3" | 178 sq ft

Main Building

MAIN FLOOR

Interior Area: 920.55 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 920.55 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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25 Aspenmont Heights SW # 103 Calgary, AB T3H 0E4

Residential

Active

A2326175

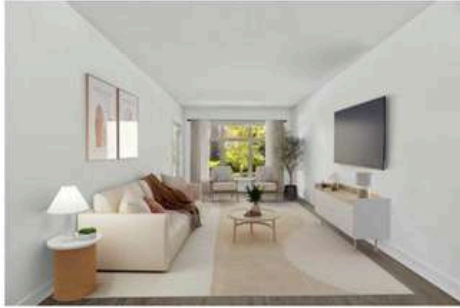
PD:

DOM: 0

LP: \$365,000.00

OP: \$365,000.00

Banner: *Aspen Woods living at its finest – original owner, stunning finishes, unbeatable location.*



Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Aspen Woods
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2014	RMS SQFT:	920.55
LINC#:	0036096683	LP/SF:	\$396.50
Arch Style:	Apartment-Single Level Unit	Suite:	No
# Beds on Main:	2	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Immediate, Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	
Legal Desc:	1410935;179	Condo:	Yes
Legal Pln:	1410935 Blk:		
Zoning:	DC	Tax Amt/Yr:	\$2,450.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Pet Restrictions or Board approval Required		

Recent Change: **07/09/2026 : NEW**

Public Remarks: Hydronic in-floor heating. A waterfall granite kitchen. A large private patio. And a location in Aspen Woods that puts everything within walking distance. Held by its original owner and cared for in a way that is immediately obvious, this one was done right from the start. Inside, the kitchen sets the tone. Upgraded waterfall granite countertops, full-height cabinetry, stainless steel appliances, and pendant lighting combine into a space that feels genuinely elevated and intentionally finished. The open-concept living and dining area flows naturally from the kitchen, warmed by hydronic in-floor heating that makes Calgary winters feel like a non-issue. A built-in Bose home theatre system and motorized blackout blinds in the primary add layers of comfort that are easy to take for granted and hard to leave behind. The northeast exposure keeps the unit naturally cool through the summer months, complemented by a window-wall AC unit, a combination that makes this one of the more comfortable units in the building year-round. The primary suite is a proper retreat, walk-through closet, motorized blackout blinds, and a 5-piece ensuite featuring his and hers sinks, a soaker tub, and a tiled stand-up shower. The second bedroom sits on the opposite side of the unit, ideal for a guest room, a kids bedroom, or a home office. In-suite laundry with ample dedicated storage rounds out a layout that has thought of everything. Step outside to a large private patio that looks out onto landscaped greenery, the kind of outdoor space that earns its keep in every season. Titled underground heated parking, a separate storage locker, and a building that genuinely looks after its residents – fitness centre, guest suites, car wash bay, and visitor parking in a quiet, pet-friendly community that is as well-maintained as the unit itself. And then there is the location. Guardian Angel School and playground are steps away. Aspen Landing is directly across the street. Ladybug Bakery and Café is a short walk for those who take their mornings seriously. The lake pathway outside the complex and Griffith Woods Park offer some of the best walking the west side has to offer. Golf at Elbow Springs is minutes away. Rundle College, Ernest Manning High School, and Griffith Woods School are all within easy reach. Westside Recreation Centre is just down the road. The 69th Street LRT makes downtown effortless, and Stoney Trail connects you to the mountains faster than most Calgary addresses can claim. Quiet, private, and close to everything, Aspen Woods has a way of making every other community feel like a compromise. And within it, this unit sits in a quiet pocket of the building that makes it easy to forget how connected you actually are. For the original owner, this was home. For the right buyer, it's ready to be exactly that.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	85.52	Mtr2	920.55	SqFt
Baths:	0	0	0	0	1	0	Bed Abv: 2	Total AG:	85.52	Mtr2	920.55	SqFt
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 5					

Property Information

Basement:		Laundry Ft:	In Unit, Laundry Room
Heating:	In Floor, Natural Gas	Cooling:	Wall/Window Unit(s)
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Exterior Feat:	Balcony	Fencing:	
Roof Type:		Patio/Porch:	Balcony(s)
Reports:	Aerial Photos, Floor Plans, RMS Supplements, Title		
Parking:	Heated Garage, Parkade, Stall, Titled, Underground Total: 1		
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Wired for Sound		
Comm Feature:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Goods Include:	Built-In Bose Speaker System, Floating Shelves, Window Air Conditioning Unit, Closet Organizers, Building Fob(s), Vertical Black Mirror in Hallway		
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	Curtain Rods		
Goods Exclude:	N/A		

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Condo Information

Condo Name:	Valmont at Aspen Stone	Condo Fee:	\$659.43/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Connely & Company Management/403-228-1557	Floor #:	1
Prk Plan Type:	Titled Total Titled Parking: 1	# Elevators:	1
Legal Desc:	1410935/179	Total Floors:	4
Legal Park:	1410935/241	Common Walls:	2+ Common Walls
Legal Stor:	199	Unit Exposure:	NE
# of Units:		Unit Factor:	38
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	Prk Unit Factor:	1
Reg Size Incl:	Interior Above Grade	Floor Location:	Ground
Assoc Amen:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Visitor Parking		
Pets Allowed:	Restrictions, Cats OK, Dogs OK		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
5pc Bathroom	Main	9' 9" x 7' 7"	2.97M x 2.31M	5pc Ensuite bath	Main	8' 8" x 8' 5"	2.64M x 2.57M
Bedroom	Main	9' 10" x 10' 10"	3.00M x 3.30M	Dining Room	Main	12' 1" x 7' 0"	3.68M x 2.13M
Kitchen	Main	13' 4" x 11' 3"	4.06M x 3.43M	Laundry	Main	8' 9" x 5' 8"	2.67M x 1.73M
Living Room	Main	11' 1" x 11' 10"	3.38M x 3.61M	Bedroom - Primary	Main	10' 3" x 21' 3"	3.12M x 6.48M







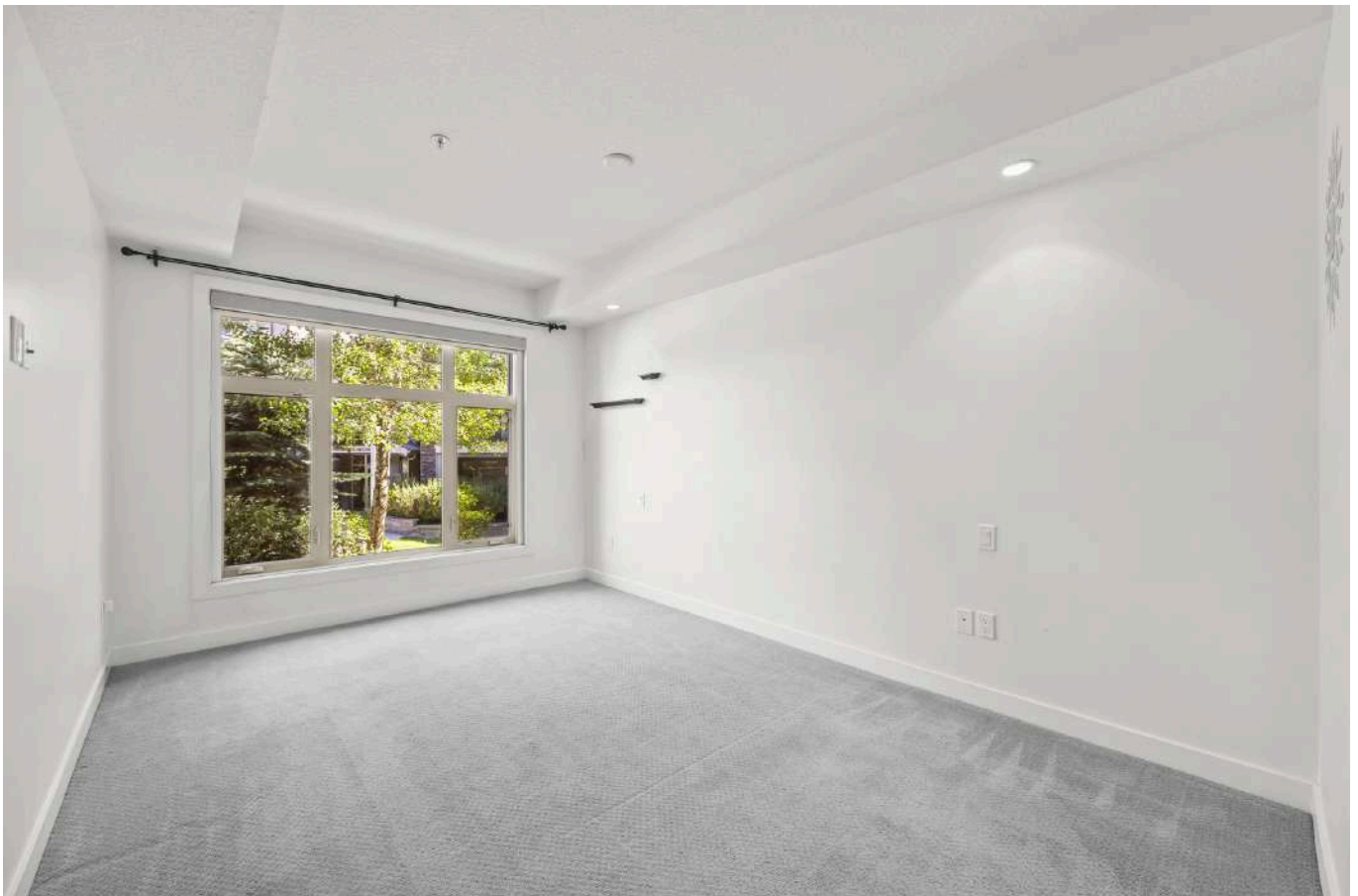


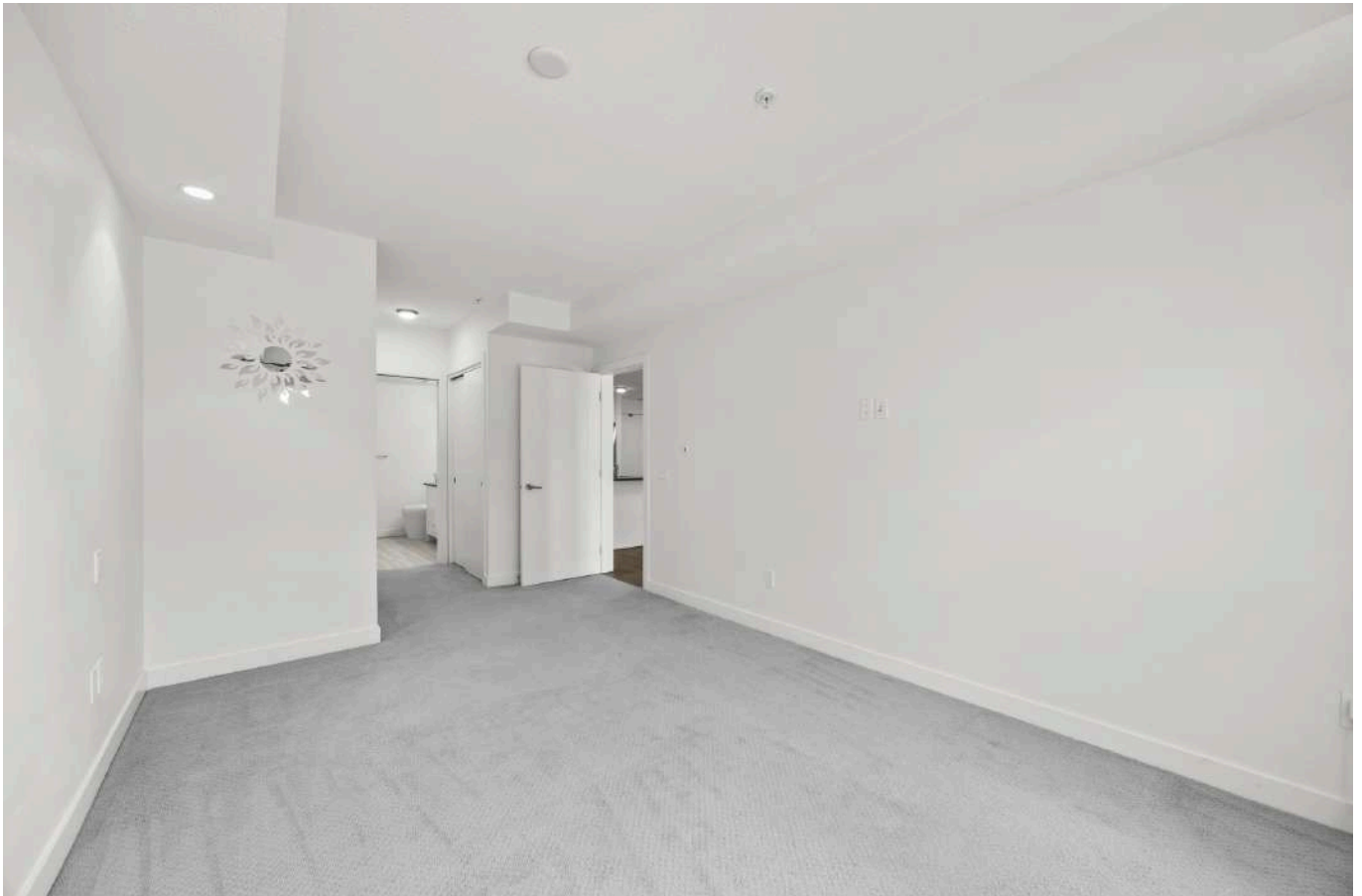
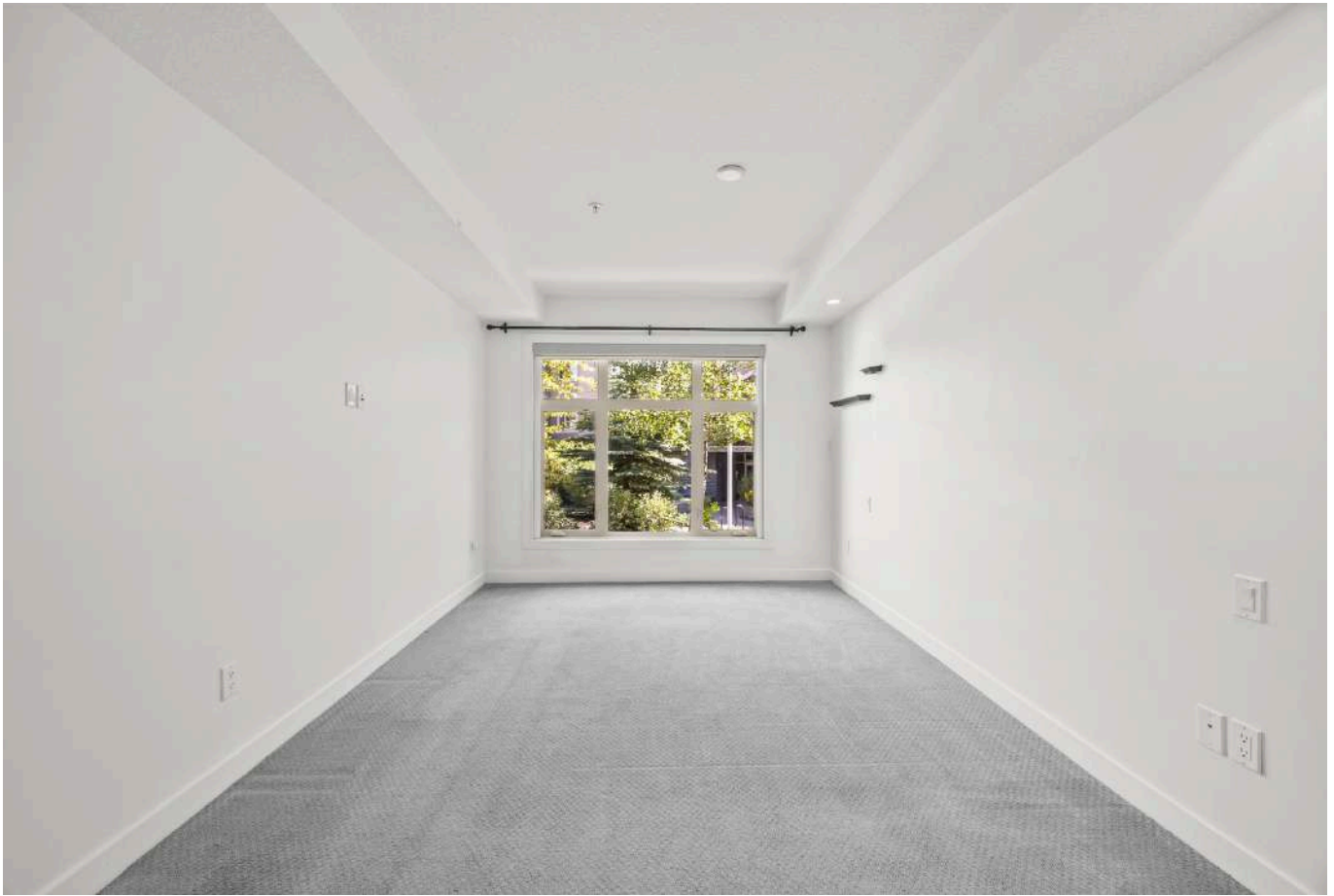


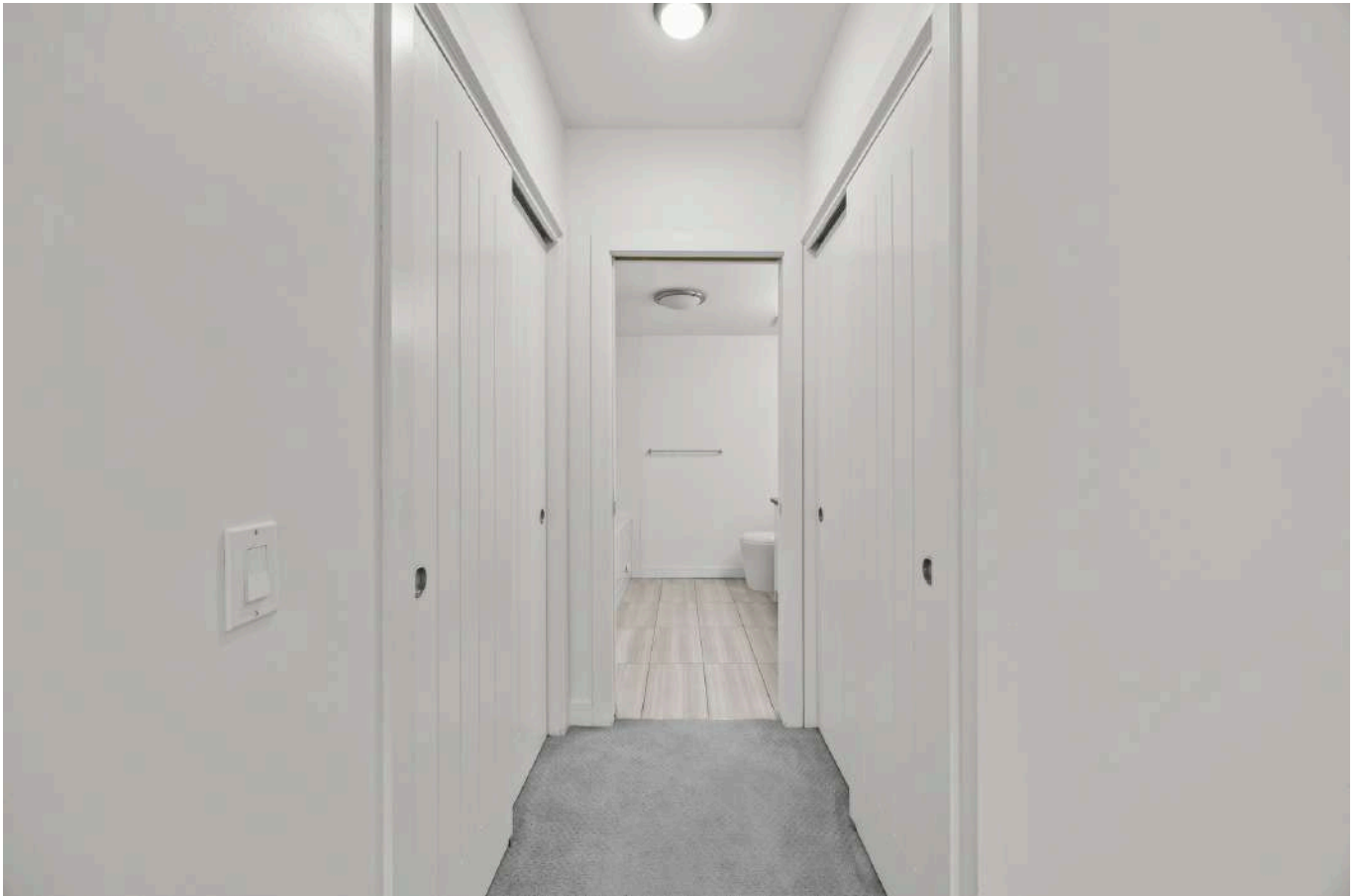


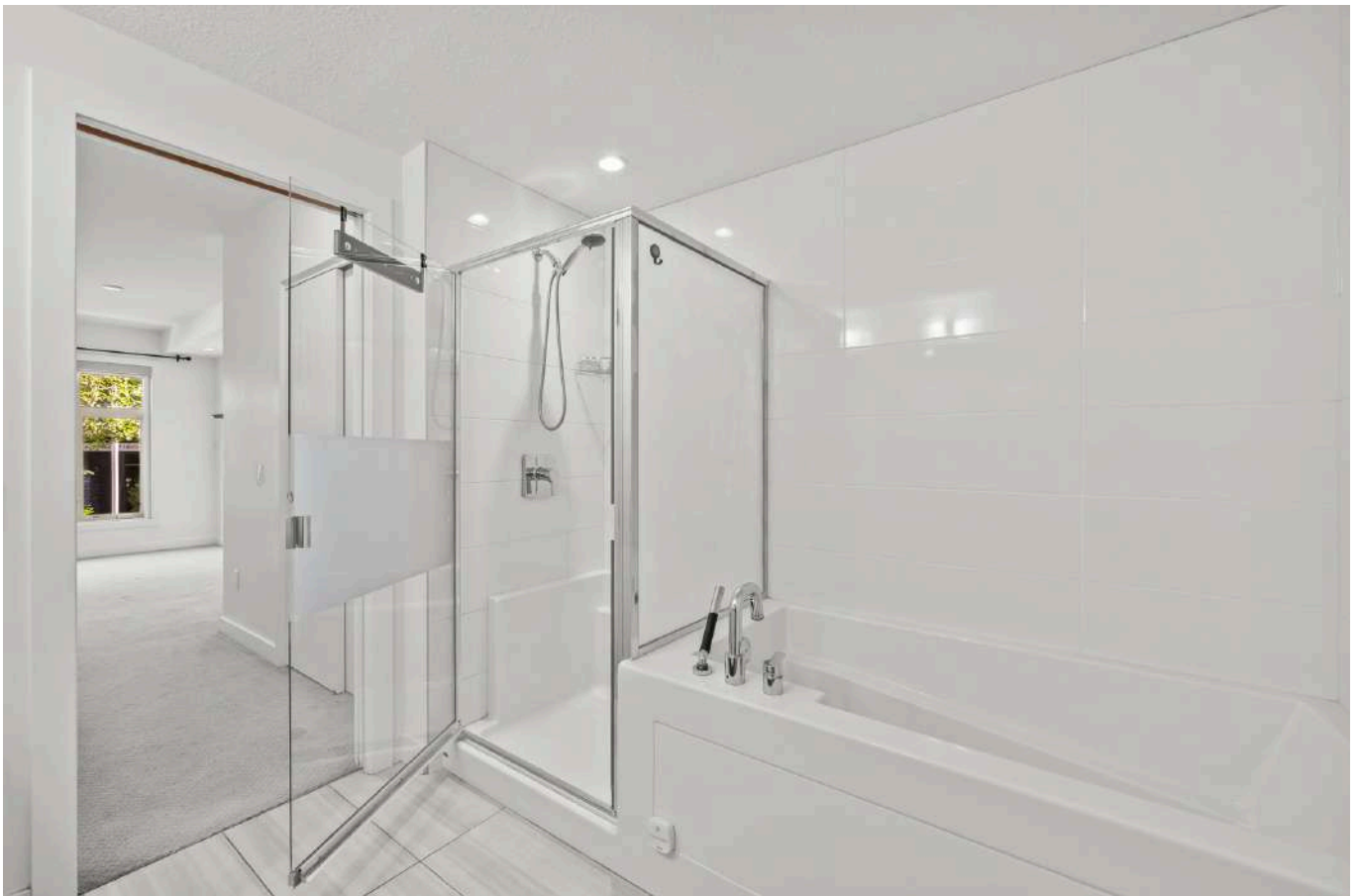








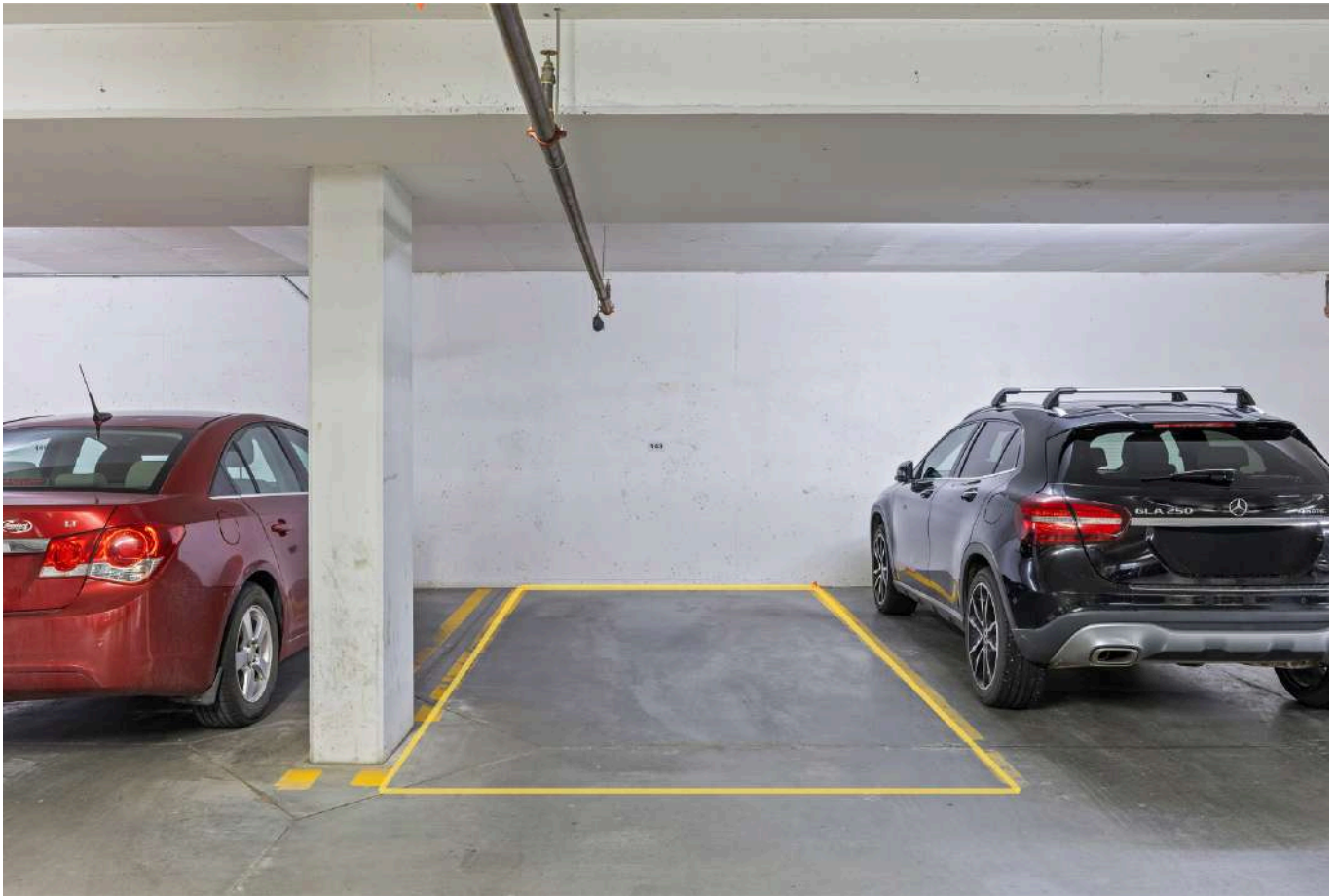












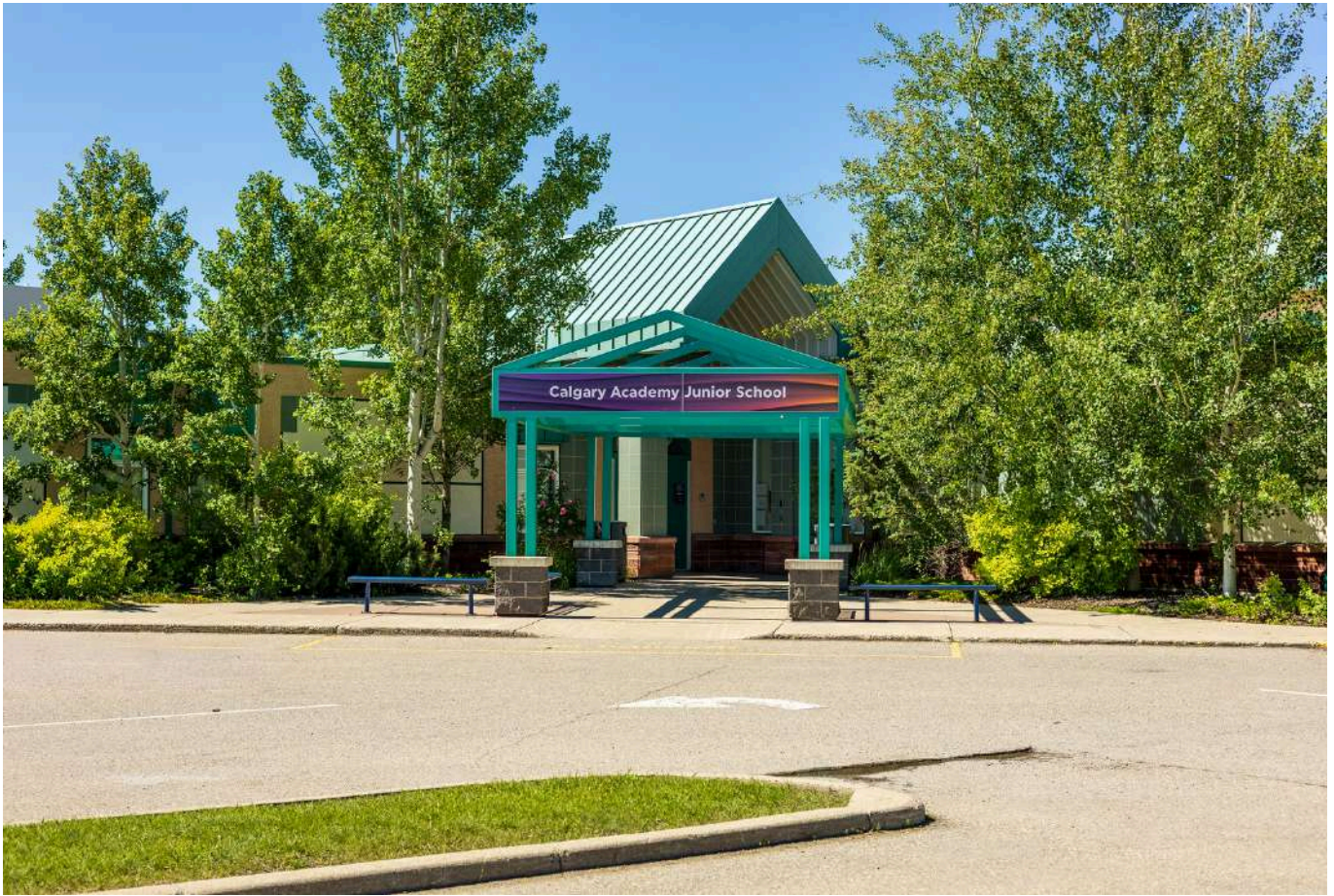






















WELCOME TO

ASPEN WOODS



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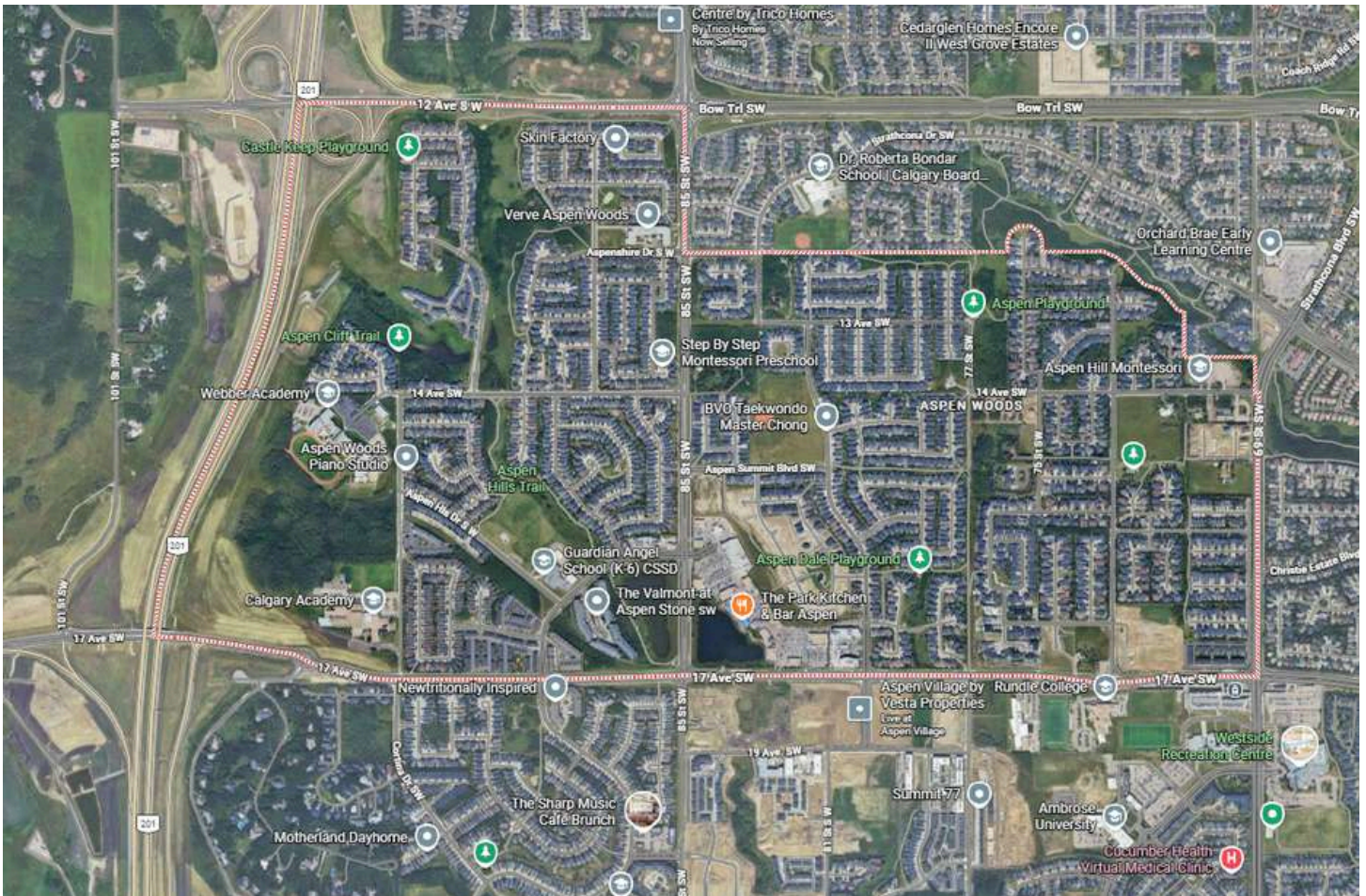
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THE COMMUNITY

WELCOME TO ASPEN WOODS

Aspen Woods is a residential neighbourhood in the southwest quadrant of Calgary, Alberta, consisting mostly of acreages and single-family detached homes. Aspen Woods was established as a neighbourhood in 2001, on land annexed to the City of Calgary in 1956. It is represented in the Calgary City Council by the Ward 6 councillor.



CITY OF CALGARY COMMUNITY PROFILE:

<https://www.calgary.ca/csps/cns/social-research-policy-and-resources/community-profiles/aspen-woods-profile.html>

PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

THE COMMUNITY



SCA COMMUNITY ASSOCIATION

Serving Strathcona, Christie & Aspen

277 Strathcona Dr SW, Calgary

403-249-1138

info@scacalgary.ca

<https://scacalgary.ca/>

- Facility rentals
- Adult programs
- Children's programs
- Playground
- Winter skating / ice rink
- Community Garden
- and more!



COMMUNITY GARDEN

If you would like to rent a box at our community garden, please contact Shelley at info@scacalgary.ca

All renters must have a current SCA Membership.

BOW VALLEY MUSIC CLUB

The SCA Community Association and the Bow Valley Music Club (BVMC) have a long established relationship dating back to 1998 when the BVMC started using the SCA Community Centre as the venue for their live music concerts. The BVMC provides a 10-concert season on Saturday evenings at the SCA Community Centre.

THE COMMUNITY

LOCAL RECREATIONAL PROGRAMS

Programs include Basketball, Fencing, Field Hockey, Figure Skating, Football, Hockey, Lacrosse, skiing, snow shoeing, soccer, softball & more!

<https://scacalgary.ca/community-directory/recreational-program-information/>



COMMUNITY RINK

We have a full-size hockey rink and a skating pond. When open, rink lights will turn on at dusk and stay on until 10:30 pm. Access to the ice is free for all residents with a valid SCA CA membership. Purchase or renew your family's membership online or at the office.

COMMUNITY TENNIS & PICKLEBALL COURTS

The SCA has Tennis & Pickleball courts in the neighbourhoods of Strathcona and Christie.



THE COMMUNITY

LOCAL PARKS & PLAYGROUNDS

CASTLE KEEP PLAYGROUND -
109 ASCOT CRESCENT SW



BUMBLEBEE PARK -
8 ASPENSHIRE CRESCENT SW



ASPEN STONE CRESCENT PLAYGROUND -
72 ASPEN STONE CRESCENT SW

GUARDIAN ANGEL SCHOOL PLAYGROUND -
ASPEN HILLS DRIVE SW

ASPEN DALE PLAYGROUND -
234 ASPEN GLEN PL SW

ZAYDEN'S PARK -
1520 73 ST SW



CHRISTIE ESTATES PLAYGROUND -
7123 CHRISTIE BRIAR MANOR SW

CHRISTIE PARK GREEN PLAYGROUND -
CHRISTIE PARK MANOR SW

ASPEN LANDING POND & ASPEN WOODS LAKE -
17 AVENUE AND 85 STREET SW



ASPEN HILLS CORNER PLAYGROUND -
ASPEN HILLS GREEN SW

THE WOODS -
ASPEN HILLS DRIVE SW

ASPEN MEADOWS PLAYGROUND -
1520 73 ST SW, CALGARY



THE COMMUNITY

CLOSE BY...

OPTIMIST ATHLETIC PARK

5020 26 Ave SW, Calgary

(403) 268-2489

Soccer, softball, lacrosse and football make Optimist Athletic Park a sport hotspot for hosting training, leagues and tournaments of all calibers. Located in Southwest Calgary, Optimist Athletic Park offers 3 sport fields, 8 ball diamonds and 1 little league diamond.

<http://www.calgary.ca/CSPS/Recreation/Pages/Athletic-parks/Optimist-Athletic-Park.aspx>



WESTSIDE RECREATION CENTRE

2000 69 St SW, Calgary

403-531-5875

<http://www.westsiderec.com/>

- **Aquatic Park** - Wave pool, lap pool, tot pool, waterslide, lazy river, hot tub, steam room
- **Fitness Centre** - Hundreds of pieces of cardio and strength equipment, 432m running/walking track
- **Youth Wellness Centre** - Cardio, strength and youth-specific equipment, exer-gaming, walking/running track.
- **Climbing Wall** - 24' climbing wall.
- **Fitness Studios** - Two group fitness studios.
- **Cycle Studio** - Amphitheatre-style cycle studio with 60+ cycles.
- **Gymnasiums** - 2 double gymnasiums, 1 youth gym
- **Skatepark** - Outdoor skatepark with modular features
 - Appropriate footwear and a CSA-certified helmet are mandatory for all participants
- **Specialty Areas** - Childcare Centre featuring specialized play areas, infant room, play structure



THE COMMUNITY



OFF-LEASH AREAS

Strathcona Park Off Leash Area - Greenway, Calgary

Strathcona ravine off leash - 111 Stratton Park SW, Calgary

Edworthy Off Leash Dog Park - 5427-5539 Edworthy St SW, Calgary

Coach Hill Off-leash Dog Park - 6204 Coach Hill Rd SW, Calgary

Glenbrook Park off leash area - 5298 32 Ave SW, Calgary

SHAGANAPPI POINT GOLF COURSE - PUBLIC COURSE

1200 26 St SW,
Calgary, AB T3C 1K1
403-300-1007

<https://www.calgary.ca/csps/recreation/golf-courses/shaganappi-point.html>

Overlooking downtown, this expansive golf course features 18 holes, a putting green & club house.



SHOPPING

GROCERY STORES

Aspen Safeway - 375 Aspen Glen Landing SW

Blush Lane Organic Market - 3000-10 Aspen Stone Blvd SW

Sobeys - Strathcona Square - 555 Strathcona Blvd.

Blair's No Frills - 882 85 St SW

West Springs Co-op - 917 85 St SW # 100

Sunterra Market - West Market Square - 1851 Sirocco Dr SW



SHOPPING

ASPEN LANDING SHOPPING CENTRE

17 85 St SW, Calgary, AB T3H 0N5

403-716-3162

<https://aspenlanding.ca/>

Aspen Landing Shopping Centre is situated in Calgary's west end, in prestigious Aspen Woods, on the corner of 85th Street and 17th Avenue SW. Aspen landing consists of 175,000 square feet of retail space and 40,000 square feet of premium second floor office space and serves as the dominant community shopping centre in West Calgary, servicing the communities of Aspen Woods, Christie Park, Strathcona Park, Wentworth, Springbank Hill and more.

a unique village concept centre, designed as a place for the community to gather, shop, work, dine, rejuvenate, and enjoy, lined with shops, boutiques and cafes that create an intimate atmosphere with an emphasis on charm.

TENANTS INCLUDE: SAFEWAY, SHOPPERS DRUG MART, BANKS, VARIOUS RESTAURANTS, FYI, COBBS BREAD, H&R BLOCK, MARBLE SLAB CREAMERY, STARBUCKS, PET PLANET, DRY CLEANERS, HEALTH & BEAUTY, FASHION, HEALTH & DENTAL, AND SO MUCH MORE!



SHOPPING

CLOSE BY...

STRATHCONA SQUARE

555 Strathcona Blvd.

is the most central shopping location in the Strathcona, Christie & Aspen Communities. Sobeys grocery and liquor stores, RBC bank, Canada Post, Good Earth, restaurant, hairdressers, and more.

SHOPPES @ MONTREUX

288 St Moritz Dr SW

WEST SPRINGS VILLAGE

873 85 St SW, Calgary

MARKET AT WEST SPRINGS

20 Westpark Link SW, Calgary

WESTBROOK MALL

1200 37 St SW

<http://www.westbrookmall.com/>

SIGNAL HILL & WESTHILLS TOWN CENTRE

5715 Signal Hill Centre SW

<https://www.signalhillshopping.com/>



SERVICES

FIRE DEPARTMENT

CALL 911 for all emergencies.

Coach Hill Fire Station No. 29

7027 Coach Hill Rd SW . 403-264-1022

Calgary Fire Department Station 8

1720 45 St SW, Calgary

POLICE

CALL 911 for all emergencies.

**Calgary Police Service District 2
- Rosscarrock**

4506 17 Ave SW, Calgary, AB

403-428-6200

SERVICES

HOSPITALS



FOOTHILLS MEDICAL CENTRE

(24 HOUR EMERGENCY)

1403 29 STREET NW

PHONE: 403-944-1110 (SWITCHBOARD)

ALBERTA CHILDREN'S HOSPITAL

(24 HOUR EMERGENCY)

2888 SHAGANAPPI TRAIL NW

PHONE: 403-955-7211

SOUTH HEALTH CAMPUS

(24 HOUR EMERGENCY)

4448 FRONT ST SE

PHONE: 403-956-1111

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)

7007 14 St SW

403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

403-955-6200

WALK IN CLINICS

ASPEN LANDING

Professional Medical Center

339 Aspen Glen Landing SW #221

403-263-7997

ROCKYVIEW STRATHCONA CLINIC

555 Strathcona Blvd SW #200

403-686-3062

<http://www.rockyviewclinics.ca/>

SIGNATURE MEDICAL CENTRE, WALK IN CLINIC (SIGNATURE PARK, SIGNAL HILL)

513-1851 Sirocco Dr SW

403-454-7550

<https://signaturemedical.ca/>

ASPEN WOODS CLINIC

85th – 8561 8A Ave SW Suite 2314

403-455-7872

<https://aspenwoodsclinic.com/>

PHYSIO THERAPY & CHIROPRACTOR

LIFEMARK PHYSIOTHERAPY ASPEN

339 Aspen Glen Landing SW #225,

Calgary, AB T3H 0N6

403-242-9001

<https://www.lifemark.ca/clinics/calgary/asp/en?>

ENCOMPASS SPORTS THERAPY

6490 Old Banff Coach Rd SW #201,

Calgary, AB T3H 5R8

403-249-4544

<https://encompasscalgary.com/>

SERVICES

VETS



ASPEN ANIMAL HOSPITAL

333 Aspen Glen Landing SW #103

403-217-0460

<https://www.aspenanimalhospital.ca/>

WEST SPRINGS VETERINARY HOSPITAL

917 85 St SW

403-249-7387

<https://www.westspringsvet.ca/>

SOUTH WEST VETERINARY HOSPITAL

8560 8A Ave SW #225

403-453-7666

<http://www.southwestvet.ca/>

GLAMORGAN ANIMAL CLINIC

440, 5255 Richmond Rd SW

403-246-1774

<https://www.glamorgananimalclinic.com/>

DENTISTS

ASPEN DENTAL CARE

10 Aspen Stone Blvd SW #2104

403-252-7732

<http://www.aspendentalcare.ca/>

MONTREUX DENTAL CLINIC ASPEN

288 St Moritz Dr SW #2108, Calgary, AB

403-454-9100

<https://www.montreuxdental.com/book-an-appointment/?>

KHERANI DENTAL AT ASPEN

339 Aspen Glen Landing SW Suite 228

403-263-0055

<https://kheranidentalataspen.com/>

REFLECTIONS DENTAL CALGARY

#1, 228 - 339 Aspen Glen Landing SW

587-333-6516



EYES

EYE EFFECTS

555 Strathcona Blvd SW #108

403-686-4990

<https://eyeeffects.ca/>

MODERN EYE

288 St Moritz Dr SW #2104

403-265-2929

<https://modeye.ca/>

SERVICES

PUBLIC SCHOOLS

Dr. Roberta Bondar School (K-6)

1580 Strathcona Dr SW

403-817-3564

<http://school.cbe.ab.ca/school/DrRobertaBondar>

Vincent Massey School (7-9)

939 45 St SW

403-777-7870

<http://school.cbe.ab.ca/school/VincentMassey/>

Ernest Manning High School (10-12)

20 Springborough Blvd SW

403-249-3131

<http://schools.cbe.ab.ca/b826/>

CATHOLIC SCHOOLS

Guardian Angel School (K-6) Catholic

20 Aspen Hills Drive SW

403-500-2111

<https://guardianangel.cssd.ab.ca/>

St. Michael School (K-9) Catholic

4511 - 8 Avenue SW

403-500-2021

<https://stmichael.cssd.ab.ca/>

St. Mary's High School (10-12) Catholic

111 - 18 Avenue SW

403-500-2024

<https://www.cssd.ab.ca/schools/stmarys/Pages/default.aspx>

PRIVATE SCHOOLS

Webber Academy -

<http://www.webberacademy.ca/>

Calgary Waldorf School -

www.calgarywaldorf.org

Calgary Academy -

<https://calgaryacademy.com/>

Rundle College

Primary/Elementary -

<https://rundle.ab.ca/>

Renert School -

www.renertschool.ca



PRE-SCHOOL

A Child's Garden Pre-School

277 Strathcona Dr SW

403-217-5658

<http://childsgarden.bronze4.com/>

Step By Step Montessori Preschool

129 Aspen Stone Pl SW

403-615-9059

<http://www.stepbystepmontessori.ca/>