



THE
A-TEAM

**RE/MAX
FIRST**

35 ASPENMONT Heights #239, Calgary T3H 0K1

MLS® #: **A2144560** Area: **Aspen Woods** Listing Date: **06/25/24** List Price: **\$445,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,000**
 Low Sqft:
 Ttl Sqft: **1,000**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Additional Parking,Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Baseboard** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`5" x 11`1"	Dining Room	Main	13`5" x 8`9"
Living Room	Main	12`4" x 11`0"	Bedroom - Primary	Main	15`2" x 10`11"
Bedroom	Main	12`0" x 9`10"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Laundry	Main	5`11" x 3`3"

Legal/Tax/Financial

Condo Fee: **\$674** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0911981**

Remarks

Pub Rmks: **Nestled within the highly sought-after community of Valmont in Aspen Woods, this meticulously maintained two bedroom, two bathroom with TWO Underground Titled Parking Stalls, apartment, is sure to leave a lasting impression. As you step inside, you'll notice the modern open-concept layout. This versatile space caters perfectly to your needs, whether it's a quiet evening in or a place to host gatherings. The kitchen boasts granite countertops, complemented by ample cabinetry, making it functional for your culinary creativity. For added convenience, laundry facilities are thoughtfully tucked away within the unit. The generously sized bedrooms each offer comfort and space, easily accommodating king-sized beds with plenty of room to spare. Each Bedroom has an Ensuite, with the larger primary offering a soaker tub, dual vanities and walkthrough closets. Step out onto the covered balcony and enjoy tranquility, as the landscaping gives you privacy. The building also features a fitness center and guest suites! This exceptional location places you within walking distance of Guardian Angel School and the Aspen Landing shopping center, where you can find Safeway, Starbucks, a variety of restaurants, as well as public transit, picturesque walking paths, and nearby playgrounds. Additionally, you'll have easy access to the West Side Rec Centre and Stoney Trail now opens up the whole city for convenience to get Downtown, hit the Airport, or head out to the Mountains to just get away. Don't miss this opportunity to make this remarkable apartment your new home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





