

35 ASPENMONT Heights #320, Calgary T3H0E5

MLS® #: **A2144746** Area: **Aspen Woods** Listing Date: **06/27/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Open Floorplan,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`5"	Eat in Kitchen	Main	11`8" x 10`10"
Dining Room	Main	13`3" x 8`11"	Bedroom - Primary	Main	16`0" x 10`11"
4pc Ensuite bath	Main	10`4" x 9`1"	Bedroom	Main	11`11" x 9`10"
Foyer	Main	6`9" x 5`5"	Laundry	Main	5`11" x 3`3"
4pc Bathroom	Main	9`10" x 7`6"	Balcony	Main	9`9" x 8`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$674

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0911981

Remarks

Pub Rmks: **Welcome to Aspen. This charming 2-bedroom, 2-bathroom residence features a practical layout. The spacious kitchen is equipped with maple cupboards and expansive countertops. The master bedroom includes a 4-piece en-suite and two closets, while the second bedroom has direct access to the main washroom. Enjoy the convenience of in-suite laundry and a good-sized balcony, perfect for summer BBQs. The unit remains cozy in winter and cool in summer, facing east with a serene view of trees. Included are two titled underground heated parking stalls. Located in the desirable Valmont community of Aspen Woods, this meticulously maintained apartment offers a modern open-concept design. The kitchen showcases large countertops and abundant cabinetry, ideal for culinary endeavors. Both bedrooms are generously sized, with the primary bedroom featuring a luxurious en-suite with a soaker tub, and walk-through closets. Step out onto the balcony for peace and privacy amidst lush greenspace. The building amenities include a fitness center and guest suites. This prime location is within walking distance of Guardian Angel School and Aspen Landing shopping center, offering Safeway, Starbucks, dining options, and easy access to public transit, walking paths, and playgrounds. With proximity to West Side Rec Centre and convenient access to Stoney Trail, this home provides effortless connections to downtown, the airport, and the mountains. Don't miss out on the opportunity to call this exceptional apartment your new home. Contact us today to arrange a viewing!**

Inclusions: na
Property Listed By: eXp Realty

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







