

25 ASPENMONT Heights #301, Calgary T3H 0E4

MLS®#: **A2152311** Area: **Aspen Woods** Listing Date: **07/24/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **-\$18k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **902**
 Low Sqft:
 Ttl Sqft: **902**

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame, Wood Siding**
 Heating: **In Floor** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 10`8"	Dining Room	Main	10`0" x 7`5"
Kitchen	Main	10`5" x 8`6"	Bedroom	Main	9`11" x 9`4"
Bedroom - Primary	Upper	11`6" x 11`5"	Den	Upper	5`7" x 3`11"
5pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$625** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1410935**

Remarks

Pub Rmks: **Welcome to this Fabulous Multi-level Apartment featuring 2 Bedrooms and 2 Bathrooms, offering 902 sq. ft. of living space in the highly desirable Aspen Woods community! | Brand New Vinyl plank floor on the Main level | Freshly Painted | The main level boasts an open floor plan with spacious Living and Dining areas adjacent to the Kitchen, which includes granite countertops, stainless steel appliances, a ceiling fan, and floor-to-ceiling cabinets. Access your private Balcony from the Living room. Additionally, there's a generous-sized Bedroom and a full Bath with Laundry on this floor. Ascending to the upper level, discover a Primary Bedroom with a 5 pc Bath with double vanity, ample storage, a Den area, and a storage room. All Baths feature granite countertops, and all Bedrooms have ceiling fans. This unit provides a townhouse-like living experience and is just steps away from the courtyard. Included with this unit is a Titled Underground parking stall. Enjoy convenient proximity to Aspen Woods Lake, bus stops, playgrounds, and Guardian Angel School. Nearby educational facilities include Step By Step Montessori Preschool, Dr. Roberta Bondar School, Rundle College, and Ambrose University. Don't miss out on this exceptional opportunity!**

Inclusions: **N/A**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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