



THE
A-TEAM

**RE/MAX
FIRST**

15 ASPENMONT Heights #101, Calgary T3H 0E3

MLS®#: **A2163386** Area: **Aspen Woods** Listing Date: **09/05/24** List Price: **\$399,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **962**
 Low Sqft:
 Ttl Sqft: **962**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	9`11" x 7`11"	5pc Ensuite bath	Main	8`4" x 8`6"
Bedroom	Main	9`11" x 10`8"	Dining Room	Main	11`7" x 10`3"
Kitchen	Main	7`9" x 7`10"	Laundry	Main	9`0" x 5`8"
Living Room	Main	10`8" x 11`11"	Bedroom - Primary	Main	9`11" x 21`2"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1510342**

Remarks

Pub Rmks: *****BRAND NEW SAMSUNG Stainless steel appliance package replaced in 2023, including refrigerator, stove, microwave hood fan, dishwasher, washer and dryer*** Experience the effortless charm of condo living in the highly coveted Aspen Woods community! This residence places you within easy walking distance of trendy shopping and top-notch dining options at Aspen Landing. Enjoy breathtaking mountain views and swift access to the city's vibrant attractions. The kitchen is a standout feature, elegant granite countertops, and a convenient breakfast bar. The open-concept dining and living area, complete with a balcony, provides the perfect setting for relaxation and entertaining. Retreat to the spacious master bedroom, which comfortably accommodates a king-sized bed and features a walk-through closet leading to a luxurious 5-piece ensuite with dual vanities. The generously sized second bedroom also offers its own 5-piece bath with dual vanities, ensuring ample comfort for guests or family. Building amenities include a well-equipped gym, secure bike storage, and guest suites. For your convenience, the unit comes with one titled underground parking space. Located within walking distance of an array of restaurants, shopping venues, and public transportation, this condo offers unbeatable accessibility. With seamless access to Stoney Trail and a straightforward commute to downtown Calgary, you're perfectly positioned to enjoy the best of both city and suburban living. Checkout our 3D Tour or schedule a private showing and discover all the exceptional features this condo has to offer!**

Inclusions: **N/A**
Property Listed By: **Top Producer Realty and Property Management**

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









