



THE
A-TEAM

**RE/MAX
FIRST**

45 ASPENMONT Heights #110, Calgary T3H 0E6

MLS®#: **A2166306** Area: **Aspen Woods** Listing Date: **09/16/24** List Price: **\$425,000**
 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: **Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **925**
 Low Sqft:
 Ttl Sqft: **925**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Double Vanity, Granite Counters, Open Floorplan, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`1"	Dining Room	Main	11`1" x 5`10"
Kitchen	Main	10`8" x 8`10"	Storage	Main	8`7" x 5`7"
Bedroom - Primary	Main	13`7" x 10`4"	Bedroom	Main	9`10" x 9`3"
5pc Ensuite bath	Main	0`0" x 0`0"	5pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$707** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1512994**

Remarks

Pub Rmks: **Location Location!! Backs onto the Woods and no neighbor behind. Welcome to this Fabulous Apartment featuring 2 Bedrooms and 2 Bathrooms, offering 925 sq. ft. of living space in the highly desirable Aspen Woods community! This unit included Two Titled Underground parking stalls and a Storage Locker. It boasts an open floor plan with spacious Living and Dining areas adjacent to the Kitchen, which includes Granite countertops with an eating bar, stainless steel appliances, and lots of cabinets. A new Microwave/Hood fan will be installed. The Living room has a large window and can access your private Balcony. The Primary Bedroom offers a walk-through closet and a 5 pc Ensuite Bath with double vanity, Granite counters and a soaker tub. Additionally, there's a generous-sized Bedroom and a 5 pc Bath also with double vanity and Granite counters, a spacious Laundry Room with lots of storage space in this unit. Enjoy convenient proximity to 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:
Property Listed By: **Microwave/Hood fan
Jessica Chan Real Estate & Management Inc.**

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







