



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 ASPENMONT Heights #219, Calgary T3H 0E3**

MLS® #: **A2168383**

Area: **Aspen Woods**

Listing Date: **10/05/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **910**  
Low Sqft:  
Ttl Sqft: **910**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **135**

Access:

Lot Feat:

Park Feat:

**Titled, Underground**

Utilities and Features

Roof:  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 10`8"</b>	<b>Dinette</b>	<b>Main</b>	<b>11`1" x 6`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 8`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>21`2" x 9`11"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`11"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>9`9" x 7`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`9" x 5`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$641**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1510342

Remarks

Pub Rmks: **Location! The location backs onto Greenspace. Enjoy condo living in beautiful Aspen Woods! There are terrific amenities, plenty of shopping, and delicious restaurants a short walk from Aspen Landing. The beautifully located neighbourhood offers easy access to downtown Stoney Trail and is an hour's drive to the mountains! Step into a modern kitchen with stainless steel appliances, granite countertops, a built-in pantry, a kitchen island with a breakfast bar, and air conditioning! Entertain the open-concept dining and living area that opens to a west-facing balcony overlooking the private green space. The is an individual Room Air Conditioning unit in the Living Room. The sumptuous owner's suite easily accommodates a king-sized bed. It has a walk-through closet leading to a 5-piece ensuite bath featuring dual vanities, a soaker bathtub, and a stand-alone shower! The second bedroom is generously sized and includes another 5-piece bath with dual vanities, a guest room, or a home office! Building amenities include a gym, secure bike storage, and guest suites for family and friends to visit. The unit also comes with one titled heated underground parking space. You can move in for Christmas. Please call your agent to see this excellent condo.**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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













