



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 ASPENMONT Heights #104, Calgary T3H 0E5**

MLS®#: **A2183238**

Area: **Aspen Woods**

Listing Date: **12/12/24**

List Price: **\$384,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,031**  
Low Sqft:  
Ttl Sqft: **1,031**

**Heated Garage,Underground**

DOM

**9**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 17`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 14`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`7"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`9" x 8`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`8" x 11`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 16`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`4" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`6" x 5`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$674**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0911981**

Remarks

Pub Rmks: **Awesome 2-bedroom, 2-bathroom condo backing onto an Aspen Grove & Pond in popular Aspen Woods! The spacious foyer opens onto the great room floor plan with lots of windows. The maple kitchen has a large island perfect for entertaining with granite counters, stainless steel appliances including an OTR microwave/hood fan & tile backsplash and floors. This home features a good-sized living room with a fireplace & separate dining room with access to the patio. A great place for relaxing with a cup of coffee in the morning or glass of wine on a warm evening. The primary bedroom with views of the Aspen Grove features two closets (one walk in) & a spacious ensuite with a linen closet. The second bedroom is located on the opposite side of the condo right beside the main 4 pc bathroom. In suite stackable washer & dryer. The titled heated underground parking stall is accessible through the door across the hall and is just steps away from the unit. This complex offers two fitness rooms (Bldgs 15 & 45), guest suites & an assigned storage unit. Lots of amenities nearby including schools, restaurants, Westside Recreation Centre, Aspen Landing Shops, Market at West Springs, Starbucks, public transit and quick access to Bow Trail, Stoney Trail (ring road) and the mountains. Do not miss this fantastic opportunity to own in prestigious Aspen Woods - call your favorite Realtor to view today!**

Inclusions: n/a  
Property Listed By: **Optimum Realty Group**

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







