



THE
A-TEAM

**RE/MAX
FIRST**

35 ASPENMONT Heights #235, Calgary t3h 0e5

MLS®#: **A2183342** Area: **Aspen Woods** Listing Date: **12/20/24** List Price: **\$408,000**
 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: **Cul-De-Sac, Landscaped**
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **1,010**
 Low Sqft:
 Ttl Sqft: **1,010**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`6"	Dining Room	Main	7`9" x 13`0"
Bedroom	Main	11`0" x 10`4"	Bedroom - Primary	Main	16`0" x 11`0"
Kitchen	Main	13`3" x 12`0"	Library	Main	6`0" x 5`0"
4pc Ensuite bath	Main		5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$697

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0911981**

Remarks

Pub Rmks: **This stunning 2 bedroom ground floor unit is located in the heart of Aspen Landing. Just freshly painted. This unit features an amazing large kitchen with rich maple cabinets and tons of counter space, with stainless steel appliances and breakfast bar seating. Newer dishwasher and newer fridge. This area is open to dining area and bright sunny living room with west facing windows. The garden door opens to a large patio area and green space. The well appointed master has two large closets and a huge ensuite, complete with shower and separate tub. Second bedroom has an ensuite with a cheater door. In suite laundry with new washer/dryer and large storage area. There is Fitness facilities and a guest suite in the building available to rent, Titled underground parking and an abundance of visitor parking. Close to variety of schools, shopping and amenities. Do not miss out on this amazing opportunity. Just freshly painted.**

Inclusions:
Property Listed By: **none**
RE/MAX Realty Professionals

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









