



THE
A-TEAM

**RE/MAX
FIRST**

45 ASPENMONT Heights #206, Calgary T3H 0E5

MLS®#: **A2186684** Area: **Aspen Woods** Listing Date: **01/10/25** List Price: **\$449,900**
 Status: **Active** 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: **1,048**
 Low Sqft:
 Ttl Sqft: **1,048**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Titled**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Elevator,Granite Counters,High Ceilings,No Smoking Home,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`2" x 9`0"	Living Room	Main	11`5" x 11`1"
Dining Room	Main	13`2" x 9`0"	Laundry	Main	
Foyer	Main	8`4" x 4`9"	Bedroom - Primary	Main	13`0" x 10`2"
Bedroom	Main	10`1" x 9`11"	4pc Bathroom	Main	8`10" x 5`6"
5pc Ensuite bath	Main	9`8" x 8`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$789

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512994

Remarks

Pub Rmks: **Welcome to this Exclusive Estate corner Unit in Valmont offering more than just a 2 Bedroom, 2 Bathroom situation! Unique end unit offers a great layout that allows the natural light to shine in all day! With 2 Balconies and a South Dining Window, it is both easy to find sunlight and shade when needed. This makes this unit stand out, with an East and South deck for morning coffee looking out to the Aspen Forest and Ponds, such a choice location, then the West and South deck for afternoon or evening sun. Phantom Screens on all three access doors, yes three - the Primary Bedroom also has access to the West Deck! Great finishings throughout, with Laminate, Tile and carpet floors, Granite c-tops, newer upgraded Stainless-Steel appliances, California Closet systems in the closets!! Primary has a great walk-in closet, and the Ensuite offers Double sinks, separate Soaker Tub & oversized Shower. Another 4-piece Bathroom for the 2nd Bedroom, spacious as well. In-suite Laundry, extra storage. The Living Room has a built-in TV cabinet, Designer lighting. Walking distance to Aspen Landing, great Restaurants, Grocery and Boutique Stores. Great pathway system to get out and enjoy one of the best communities in Calgary!! Quick access to Stoney Trail, the Rockies are only 45 minutes away! C-Train and Westside Rec Centre are 5 minutes, DT is 20 minutes! Everything is so convenient; you will love this location!**

Inclusions: **ATTACHED TV & BRACKET, 3 PHANTOM SCREENS, CALIFORNIA CLOSET SYSTEMS IN ALL CLOSETS**

Property Listed By: **RE/MAX Realty Professionals**

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









