



THE
A-TEAM

**RE/MAX
FIRST**

15 ASPENMONT Heights #117, Calgary T3H 0E3

MLS® #: **A2195172**

Area: **Aspen Woods**

Listing Date: **02/19/25**

List Price: **\$398,800**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 13-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

DOM

55

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

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

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

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$641

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1510342	Fee Freq: Monthly	Remarks
Pub Rmks:	Experience convenient condo living in beautiful Aspen Woods! Explore fantastic amenities, trendy shops, and delightful restaurants just a short walk away at Aspen Landing. This sought-after west end neighbourhood offers easy access to downtown and is just an hour's drive to the mountains! Step into a modern kitchen equipped with stainless steel appliances, granite countertops, upgraded built in pantry, a kitchen island with a breakfast bar! Entertain effortlessly in the open concept dining and living area that opens to a WEST facing balcony that over looks the private green space. The spacious master bedroom easily accommodates a king-sized bed and boasts a walk-through closet leading to a luxurious 5-piece ensuite featuring dual vanities, bathtub, and stand alone shower! The second bedroom is generously sized and includes its own 5-piece bath with dual vanities, perfect spot for a kids room, guest room, or 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. Don't miss the opportunity to see this exceptional condo. Contact us now for a private showing!		
Inclusions: Property Listed By:	TV Wall Mounts eXp Realty		

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









