



THE
A-TEAM

**RE/MAX
FIRST**

15 ASPENMONT Heights #318, Calgary T3H 0E3

MLS® #: **A2196969** Area: **Aspen Woods** Listing Date: **02/25/25** List Price: **\$399,900**
 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:
 Park Feat: **Additional Parking,Parkade,Stall,Underground**

Finished Floor Area
 Abv Sqft: **916**
 Low Sqft:
 Ttl Sqft: **916**

DOM
0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 9`3"	Living Room	Main	15`3" x 11`1"
Laundry	Main	8`9" x 5`8"	Bedroom - Primary	Main	16`11" x 9`11"
Bedroom	Main	9`11" x 9`4"	4pc Ensuite bath	Main	8`5" x 8`4"
4pc Bathroom	Main	8`9" x 7`7"			

Legal/Tax/Financial

Condo Fee: **\$658** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1510342**

Remarks

Pub Rmks: **TWO TITLED UNDERGROUND PARKING | 2 BEDROOMS | 2 FULL BATHROOMS | TOP FLOOR | INVITING & SERENE as backing onto mature trees. Experience condo living in the prestigious Aspen Woods community. This home boasts a modern kitchen with stainless steel appliances, elegant granite countertops and a spacious kitchen island with a breakfast bar. The open concept dining and living area seamlessly flows to a west facing balcony, providing scenic views. The primary suite offers ample space to accommodate a king sized bed and features a walk through closet that leads to a luxurious four piece ensuite bath, complete with a soaking tub and stand alone shower. The second generously sized bedroom is complemented by an additional four piece bathroom. Building amenities include a fully equipped gym, secure bike storage, and guest suites (available at an additional cost) for visiting family and friends. This home comes with two titled, heated underground parking spaces for your convenience. This prime location is within walking distance to a wide array of shopping, dining and entertainment options at Aspen Landing. With easy access to Stoney Trail and a short drive to the mountains, this home offers the perfect balance of convenience and natural beauty. Book your showing today!**

Inclusions:
Property Listed By: **NA
RE/MAX Real Estate (Mountain View)**

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









