



**GRASSROOTS**  
REALTY GROUP

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**305, 25 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2237714**



**\$389,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** Barbeque on outside deck as is

Beautiful Multi-Level Condo, 910 sq. ft., 2 bedrooms, 2 bath. Step into one of the nicest units in the building this stunning, well-appointed multi-level condo offer 910 sq ft of stylish and functional living space. Featuring 2 full bedrooms and 2 full bathrooms, its perfect for shared living or those looking for privacy and space. Enjoy a modern open-concept layout with granite counter tops. Stainless steel appliances, and elegant vinyl plank hardwood floors throughout. The main level includes a spacious living area, beautiful- appointed 3-piece bathroom with walk-in shower and a large laundry/storage room. Upstairs, the primary bedroom is a true retreat with a 5-piece ensuite, including dual sink and soaker tub. This upper-level suite also, features a separate entrance, offering ideal privacy for room mates or guests. The balcony offers a great view, perfect for morning coffee or relaxing evenings. Tastefully decorated and move-in ready, this unit is a must see!!