



GRASSROOTS
REALTY GROUP

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235, 35 ASPENMONT Heights SW
Calgary, Alberta

MLS # A2258310



\$369,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 697
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: none

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 suites in the complex 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.