



**GRASSROOTS**  
REALTY GROUP

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305, 45 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2274607



**\$400,000**

|           |                                                             |        |                   |
|-----------|-------------------------------------------------------------|--------|-------------------|
| Division: | Aspen Woods                                                 |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                          |        |                   |
| Style:    | Apartment-Single Level Unit                                 |        |                   |
| Size:     | 925 sq.ft.                                                  | Age:   | 2015 (11 yrs old) |
| Beds:     | 2                                                           | Baths: | 2                 |
| Garage:   | Heated Garage, Outside, Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                                           |        |                   |
| Lot Feat: | -                                                           |        |                   |

|             |                                                                        |            |                 |
|-------------|------------------------------------------------------------------------|------------|-----------------|
| Heating:    | In Floor                                                               | Water:     | -               |
| Floors:     | Carpet, Laminate, Tile                                                 | Sewer:     | -               |
| Roof:       | -                                                                      | Condo Fee: | \$ 693          |
| Basement:   | -                                                                      | LLD:       | -               |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                        | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                                      | Utilities: | -               |
| Features:   | Breakfast Bar, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |            |                 |

Inclusions: None

Welcome to Valmont at Aspen! This bright spacious 2 bedroom - 2 bath unit faces SW allowing for plenty of natural light and afternoon/evening sun year around. The well appointed kitchen has plenty of cabinets, stainless appliances, granite counters with waterfall feature and a unique breakfast bar table-top island with seating for 2 and overlooks your large living room. The living room has a door leading to your covered SW facing balcony which overlooks the central green space. There are 2 good sized bedrooms perfect for sharing or guests. The primary bedroom can accommodate a king sized bed and has a walk-through closet leading to the ensuite which has 2 sinks, granite counters, soaker tub and separate shower. The second bedroom is adjacent to the main bath which also has 2 sinks and granite counters. The ensuite laundry room has plenty of storage space, plus you have an assigned storage locker. You also have 2 titled parking stalls, 1 in the underground heated parkade and 1 surface stall. The Valmont has a fitness gym and secured bike storage plus is a pet friendly building (with board approval). Just a few steps and you are accessing the walking and bike paths around Aspen Woods Lake. You are also within walking distance of shopping, transit and LRT stop, not to mention you have great access to major throughfares making commuting around the city a breeze. Don't miss out on this amazing home!