

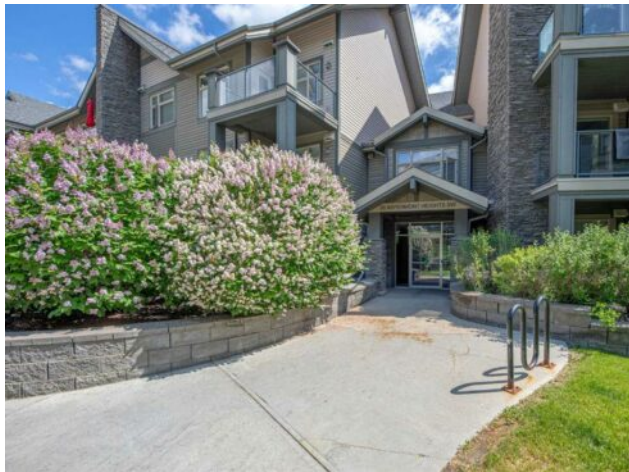


GRASSROOTS
REALTY GROUP

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**223, 35 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2282239



\$384,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,017 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Two potable air conditioning units

Welcome to a refined main-floor corner unit in the heart of Aspenwoods. This upgraded two-bedroom, two-bathroom condo features an open-concept layout filled with natural light and finished with luxury vinyl plank flooring. The kitchen showcases granite countertops, stainless steel appliances, a built-in wine rack, and a convenient breakfast bar. The primary bedroom offers a walk through closet and private four-piece ensuite with soaker tub, while the second bedroom enjoys direct access to a full bathroom, ideal for guests or a home office. Additional features include in-suite laundry, two portable air conditioning units, titled underground parking, and two storage lockers and the unique option to purchase an additional titled parking stall. Residents enjoy excellent building amenities including two fitness centres, a guest suite, and ample visitor parking. Ideally located steps from scenic walking paths and within walking distance to Aspen Landing, with easy access to top-rated schools, recreation facilities, transit, and major commuter routes.