



**428, 35 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2300420



\$475,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,245 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 862
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: A/C Unit

Overlooking a picturesque stand of trees and a tranquil pond, this charming 2 bedroom, 2.5 bath condo offers over 1,200 sq ft of effortlessly refined living space. The open and airy layout features a spacious living area with a cozy feature fireplace, seamlessly connected to the well appointed kitchen—complete with granite countertops, a casual eating bar, abundant cabinetry, and stainless steel appliances. The dining room provides generous space for hosting family and friends. Both bedrooms are impressively sized and include ample closet space along with private 4 piece ensuites featuring relaxing soaker tubs and separate showers. Extend your living space outdoors on the expansive terrace, where serene views of the trees and water create the perfect backdrop for sunny afternoons or outdoor entertaining. Additional highlights include a 2 piece powder room, convenient in suite laundry, a fitness facility, two titled underground parking stalls, and an assigned storage locker. Ideally located close to Aspen Landing, a variety of cafés and restaurants, schools, public transit, and with easy access to 17th Avenue and 85th Street, this exceptional condo offers both comfort and convenience. Immediate possession is available.