



**239, 35 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2144560**



**\$430,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Nestled within the highly sought-after community of Valmont in Aspen Woods, this meticulously maintained two bedroom, two bathroom with TWO Underground Titled Parking Stalls, apartment, is sure to leave a lasting impression. As you step inside, you'll notice the modern open-concept layout. This versatile space caters perfectly to your needs, whether it's a quiet evening in or a place to host gatherings. The kitchen boasts granite countertops, complemented by ample cabinetry, making it functional for your culinary creativity. For added convenience, laundry facilities are thoughtfully tucked away within the unit. The generously sized bedrooms each offer comfort and space, easily accommodating king-sized beds with plenty of room to spare. Each Bedroom has an Ensuite, with the larger primary offering a soaker tub, dual vanities and walkthrough closets. Step out onto the covered balcony and enjoy tranquility, as the landscaping gives you privacy. The building also features a fitness center and guest suites! This exceptional location places you within walking distance of Guardian Angel School and the Aspen Landing shopping center, where you can find Safeway, Starbucks, a variety of restaurants, as well as public transit, picturesque walking paths, and nearby playgrounds. Additionally, you'll have easy access to the West Side Rec Centre and Stoney Trail now opens up the whole city for convenience to get Downtown, hit the Airport, or head out to the Mountains to just get away. Don't miss this opportunity to make this remarkable apartment your new home.