



**320, 35 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2144746



\$449,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,017 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Soaking Tub, Storage		

Inclusions: na

Welcome to Aspen. This charming 2-bedroom, 2-bathroom residence features a practical layout. The spacious kitchen is equipped with maple cupboards and expansive countertops. The master bedroom includes a 4-piece en-suite and two closets, while the second bedroom has direct access to the main washroom. Enjoy the convenience of in-suite laundry and a good-sized balcony, perfect for summer BBQs. The unit remains cozy in winter and cool in summer, facing east with a serene view of trees. Included are two titled underground heated parking stalls. Located in the desirable Valmont community of Aspen Woods, this meticulously maintained apartment offers a modern open-concept design. The kitchen showcases large countertops and abundant cabinetry, ideal for culinary endeavors. Both bedrooms are generously sized, with the primary bedroom featuring a luxurious en-suite with a soaker tub, and walk-through closets. Step out onto the balcony for peace and privacy amidst lush greenspace. The building amenities include a fitness center and guest suites. This prime location is within walking distance of Guardian Angel School and Aspen Landing shopping center, offering Safeway, Starbucks, dining options, and easy access to public transit, walking paths, and playgrounds. With proximity to West Side Rec Centre and convenient access to Stoney Trail, this home provides effortless connections to downtown, the airport, and the mountains. Don't miss out on the opportunity to call this exceptional apartment your new home. Contact us today to arrange a viewing!