



**117, 15 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2195172**



**\$408,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** TV Wall Mounts

Experience convenient condo living in beautiful Aspen Woods! Explore fantastic amenities, trendy shops, and delightful restaurants just a short walk away at Aspen Landing. This sought-after west end neighbourhood offers easy access to downtown and is just an hour's drive to the mountains! Step into a modern kitchen equipped with stainless steel appliances, granite countertops, upgraded built in pantry, a kitchen island with a breakfast bar! Entertain effortlessly in the open concept dining and living area that opens to a WEST facing balcony that over looks the private green space. The spacious master bedroom easily accommodates a king-sized bed and boasts a walk-through closet leading to a luxurious 5-piece ensuite featuring dual vanities, bathtub, and stand alone shower! The second bedroom is generously sized and includes its own 5-piece bath with dual vanities, perfect spot for a kids room, guest room, or home office! Building amenities include a gym, secure bike storage, and guest suites for family and friends to visit. The unit also comes with one titled heated underground parking space. Don't miss the opportunity to see this exceptional condo. Contact us now for a private showing!