



**212, 35 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2205593



\$410,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Welcome to 35 Aspenmont Heights SW # 212. Charming 2-Bedroom Condo in Aspen Woods – Ideal for Living or Investing! Discover this beautifully maintained 2-bedroom, 2-bathroom apartment in the sought-after Aspen Woods community in Calgary. With 927 sq. ft. of well-designed living space, this ground-level unit offers the convenience of no stairs or elevator access, perfect for all lifestyles. The open-concept layout features 9' ceilings, fresh paint, and brand-new flooring, creating a bright and inviting atmosphere. The modern kitchen boasts long cabinets for ample storage, while large windows provide serene views of the lush green space outside. Enjoy the added perks of a titled parking spot and assigned storage. The condo amenities include a fully equipped fitness facility and a guest suite available for rent – ideal for hosting visitors. Located minutes from Aspen Landing Shopping Centre, C-Train access, and a variety of restaurants, cafes, and schools, this prime location also offers easy access to Stoney Trail and 17 Ave. Whether you're seeking a comfortable home or a valuable rental investment, this unit has it all! Don't miss out – schedule your viewing today!