

112, 35 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2230927



**\$429,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit          |               |                   |
| <b>Size:</b>     | 924 sq.ft.                           | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Underground |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space         |               |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 620

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautiful ground-floor condo in the heart of Aspen Woods – a fantastic location known for its great schools, shopping, and easy access to everything you need. This bright and spacious unit has been tastefully renovated and shows real pride of ownership throughout. You’ll love the 9-ft ceilings, luxury vinyl plank flooring, and the open-concept layout that makes the space feel airy and welcoming. The kitchen is both stylish and functional with quartz countertops, a breakfast bar, stainless steel appliances, modern cabinets and lighting. The primary bedroom is generous in size with a walk-in closet and a 5-piece ensuite featuring a double vanity. There’s also a second bedroom and another full bathroom, plus in-unit laundry and ample storage for added convenience. One of the best parts? Step outside to your private patio that backs onto peaceful greenspace and a pond – a great place to relax or enjoy your morning coffee. Extras features include, assigned heated underground, a big storage locker, on site gym, and a guest suite available for rent in the building. You’re just minutes away from Aspen Landing shopping centre, parks, Westside Recreation Centre, transit, and major roads to get around the city easily. This one’s a must-see!