

# \$389,900 - 235, 35 Aspenmont Heights Sw, Calgary

MLS® #A2207597

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

This stunning 2 bedroom ground floor unit is located in the heart of Aspen Landing. Just freshly painted. This unit features an amazing large kitchen with rich maple cabinets and tons of counter space, with stainless steel appliances and breakfast bar seating. Newer dishwasher and newer fridge. This area is open to dining area and bright sunny living room with west facing windows. The garden door opens to a large patio area and green space. The well appointed master has two large closets and a huge ensuite, complete with shower and separate tub. Second bedroom has an ensuite with a cheater door. In suite laundry with new washer/dryer and large storage area. There is Fitness facilities and a guest suite in the building available to rent, Titled underground parking and an abundance of visitor parking. Close to variety of schools, shopping and amenities. Do not miss out on this amazing opportunity. Just freshly painted.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207597  |
| Price          | \$389,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,024     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 235, 35 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | t3h 0e5                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                               |
| # of Stories      | 1                                                                                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Cul-De-Sac, Landscaped          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 33              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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