

**311, 35 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2180451**



**\$389,888**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 658

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** NA

Great Aspen Location!! Spacious 2 Bedroom 2 Full Bath home with many great features. Bright Open space that is very functional and welcoming for those special guests. The Gorgeous kitchen has expansive Granite counter tops, Beautiful wood cabinetry, Tons of cupboard space with Newer SS Refrigerator, Top quality electric Range and Microwave hood-fan. Garden door leads to a spacious Balcony with a gas hook-up for Bar-B-Q. The Primary suite includes a 4 piece ensuite with separate shower, 2 large closets. The second bedroom has direct access to the main 4 piece bath, also accessible from the welcoming foyer. There is a large laundry room with Newer Quality washer dryer. This Quiet building has many amenities to enjoy including fitness center and guest suites, large secure locking storage room. The parking stall is very "deep" allowing room for motorcycle or ATV storage in-front of your car. This Prime location is within walking distance of School, Aspen Landing Shopping center, Starbucks, Great dining options, public transit, walking paths, and playgrounds. West side Rec Centre is close by. Convenient access to Stony Trail and Bow Trail for an easy commute Downtown. Call your favorite Realtor today to view this wonderful home. Immediate possession is available.