

**104, 35 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2183238**



**\$384,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** n/a

Awesome 2-bedroom, 2-bathroom condo backing onto an Aspen Grove & Pond in popular Aspen Woods! The spacious foyer opens onto the great room floor plan with lots of windows. The maple kitchen has a large island perfect for entertaining with granite counters, stainless steel appliances including an OTR microwave/hood fan & tile backsplash and floors. This home features a good-sized living room with a fireplace & separate dining room with access to the patio. A great place for relaxing with a cup of coffee in the morning or glass of wine on a warm evening. The primary bedroom with views of the Aspen Grove features two closets (one walk in) & a spacious ensuite with a linen closet. The second bedroom is located on the opposite side of the condo right beside the main 4 pc bathroom. In suite stackable washer & dryer. The titled heated underground parking stall is accessible through the door across the hall and is just steps away from the unit. This complex offers two fitness rooms (Bldgs 15 & 45), guest suites & an assigned storage unit. Lots of amenities nearby including schools, restaurants, Westside Recreation Centre, Aspen Landing Shops, Market at West Springs, Starbucks, public transit and quick access to Bow Trail, Stoney Trail (ring road) and the mountains. Do not miss this fantastic opportunity to own in prestigious Aspen Woods &ndash; call your favorite Realtor to view today!