

**235, 35 ASPENMONT Heights SW**  
**Calgary, Alberta**

**MLS # A2183342**



**\$408,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

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

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 697

**LLD:** -

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

**Utilities:** -

**Inclusions:** none

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.