

**412, 35 Aspenmont Heights SW**  
**Calgary, Alberta**

**MLS # A2209137**



**\$339,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully maintained top floor 1 bedroom + den condo in the sought-after community of Aspen Woods! Perfectly situated, this bright and airy unit offers a massive east-facing patio that overlooks a peaceful pond and mature trees—your own private sanctuary to enjoy morning coffee or unwind after a long day. Inside, you'll find a functional open layout with 10' ceilings and large windows that flood the space with natural light. The den is perfect for a home office, guest room, or flex space to suit your lifestyle. Located just a short walk from Aspen Landing shopping centre, you'll have grocery stores, cafes, and restaurants right at your fingertips. Easy access to 69th Street LRT and Stoney Trail makes commuting a breeze. Enjoy the convenience of in-suite laundry, heated underground parking, and additional storage. Don't miss your chance to own in one of Calgary's most desirable west side communities!