

# \$385,000 - 243, 35 Aspenmont Heights Sw, Calgary

MLS® #A2248029

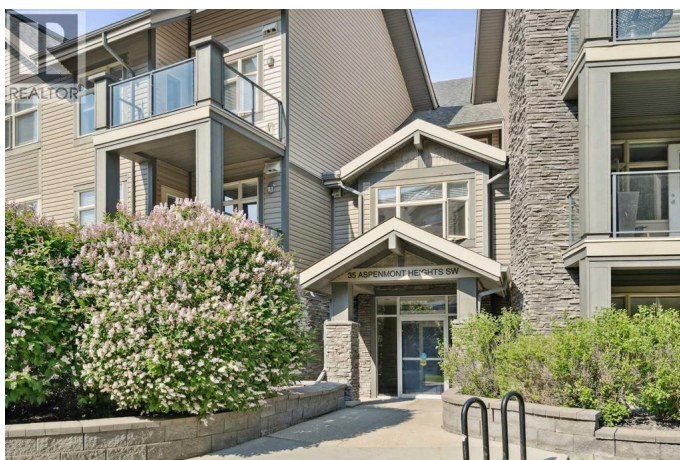
**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Aspen Woods, Calgary, Alberta

**\*\*TWO TITLED PARKING SPOTS\*\*** Welcome to 243, 35 Aspenmont Heights SW! This is an exceptionally spacious main floor condo - with all of the upgrades you can ask for! That's right - no carpet (all hardwood!), granite countertops throughout, and of course TWO titled underground parking stalls! With over 1000 sq feet of living space - I promise youâ€™ll be very impressed with the size of this kitchen (itâ€™s a RARE find for an apartment!), the two full bathrooms (big enough for a dance party while you get ready!), and of course the open concept living room - which looks out onto trees, greenery and a walking path! Outside - youâ€™ve got a completely private, tree-covered patio, backing onto a serene walking trail around a pond, and surrounded by greenery - a great place for dog walks, evening strolls, or lunch time walks you can incorporate into your â€œwork from homeâ€• routine! This unit calls to any downsizers - who donâ€™t want to downsize their kitchen! Young couples who want to be able to walk to grab morning coffee and run errands on foot, or any investors - looking for a unit that will rent out quickly! Residents of the Valmont complex also enjoy access to some sweet amenities - including a fitness centre and a guest suite available for visiting friends and family (thatâ€™s right, they donâ€™t need to sleep on your couch!)? Don't need two parking stalls? An extra stall has been rented out for \$100/month in the past! Enjoy the convenience of being just STEPS from a K-6



(CSSD) school, and only an 8 minute walk to groceries, shops, restaurants, and coffee spots. Plus, youâ€™re only a 3 minute drive to Stoney Trail or a 4 minute drive to the LRT, making commuting or getting anywhere in the city a breeze! A new 5-9 school has also been approved near by (10 minute walk) - and is projected to be completed within the next 3 ish years!If you're looking for two parking stalls, space, location, and a lifestyle of comfortâ€”this is the one! Book your private showing today! (id:6289)

Built in 2009

**Essential Information**

Listing #	A2248029
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,012
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	243, 35 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
Province	Alberta
Postal Code	T3H0E5

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Guest Suite
Features	PVC window, No Smoking Home, Guest Suite, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Underground

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Baseboard heaters
Cooling	None
# of Stories	4

## Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame

## Listing Details

Listing Office RE/MAX iRealty Innovations



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