



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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211, 35 Aspenmont Heights SW
Calgary, Alberta

MLS # A2248953



\$354,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: Fire place table in the living room

Watch the video Love at first sight. Luxury Condo Living at its finest! Bright, open & modern! Welcome to this stunning main-floor 2 bedroom + 2 bathroom condo located in the highly sought-after and well-established community of Aspen Woods. 2 Bedrooms | 2 Bathrooms | OVER 1000 SQFT | New Paint | Dual Master Bedrooms | West facing | 9 FT Ceilings| Huge Kitchen | Private Balcony |Heated Underground Parking + Storage | Well Run Complex. Freshly painted with newer carpet, this home welcomes you with an impressively spacious layout, featuring an open kitchen and living room concept. The generous kitchen is a chef's delight, offering stainless steel appliances, an abundance of cabinets and drawers, massive counter space, built-in wine racks, and an island with pendant lights—perfect for 3 bar stools. The west-facing living room is flooded with natural light from large windows, creating a warm and inviting space for daily living and entertaining. Both bedrooms are generously sized and each includes its own ensuite: one a 3-piece with a Jack & Jill door, and the other a 5-piece spa-like ensuite with a soaker tub and separate standing shower. The stacked laundry along with storage is just an added bonus among many others. Step out to your private west-facing balcony with a BBQ gas line—ideal for enjoying evening sunsets. Additional features include titled underground parking, an assigned storage locker, and access to fantastic building amenities such as a fitness centre, bike storage, guest suites, secured fob entry, 2 elevators, and plenty of visitor parking. Known for its upscale charm, Aspen Woods offers a perfect balance of nature, convenience, and prestige—surrounded by scenic walking paths, lush green spaces, and just minutes to Aspen Landing Shopping Centre, top-rated schools, and the 69th Street LRT for a quick

20-minute commute to downtown. Condo comes with a Titled Underground Parking parking spot & an Assigned Storage Locker! This condo shows like BRAND NEW and won't last long. Excellent value in a 10/10 location for a stellar price.