



## 35 Aspenmont Heights Calgary Alberta

\$410,000

Welcome to 35 Aspenmont Heights SW # 212. Charming 2-Bedroom Condo in Aspen Woods - Ideal for Living or Investing! Discover this beautifully maintained 2-bedroom, 2-bathroom apartment in the sought-after Aspen Woods community in Calgary. With 927 sq. ft. of well-designed living space, this ground-level unit offers the convenience of no stairs or elevator access, perfect for all lifestyles. The open-concept layout features 9' ceilings, fresh paint, and brand-new flooring, creating a bright and inviting atmosphere. The modern kitchen boasts long cabinets for ample storage, while large windows provide serene views of the lush green space outside. Enjoy the added perks of a titled parking spot and assigned storage. The condo amenities include a fully equipped fitness facility and a guest suite available for rent -- ideal for hosting visitors. Located minutes from Aspen Landing Shopping Centre, C-Train access, and a variety of restaurants, cafes, and schools, this prime location also offers easy access to Stoney Trail and 17 Ave. Whether you're seeking a comfortable home or a valuable rental investment, this unit has it all! Don't miss out -- schedule your viewing today! (id:6769)

Dining room 7.00 Ft x 10.00 Ft

Living room 11.00 Ft x 14.75 Ft

Primary Bedroom 9.25 Ft x 13.58 Ft

Bedroom 9.00 Ft x 11.17 Ft

4pc Bathroom .00 Ft x .00 Ft

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Other 8.25 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
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