



## 35 Aspenmont Heights Calgary Alberta

\$384,900

**\*\* OPEN HOUSE: Saturday, 14 February at 1:00 - 3:00 pm and Sunday, 15 February at 2:00 - 4:00pm \*\*** It is not often that we get units of this size available. Welcome to a refined main-floor corner unit in the heart of Aspenwoods. Featuring two-bedrooms, two-bathrooms this condo has an open-concept layout filled with natural light and finished with luxury vinyl plank flooring. The kitchen showcases granite countertops, stainless steel appliances, a built-in wine rack, and a convenient breakfast bar. The primary bedroom offers a walk through closet and private four-piece ensuite with soaker tub, while the second bedroom enjoys direct access to a full bathroom, ideal for guests or a home office. Additional features include in-suite laundry, two portable air conditioning units, titled underground parking, and two storage lockers and the unique option to purchase an additional titled parking stall. Residents enjoy excellent building amenities including two fitness centres, a guest suite, and ample visitor parking. Ideally located steps from scenic walking paths and within walking distance to Aspen Landing, with easy access to top-rated schools, recreation facilities, transit, and major commuter routes. (id:6769)

4pc Bathroom 9.58 Ft x 7.67 Ft

4pc Bathroom 9.25 Ft x 10.50 Ft

Bedroom 9.67 Ft x 11.83 Ft

Dining room 13.42 Ft x 12.00 Ft

Kitchen 13.42 Ft x 7.75 Ft

Living room 11.58 Ft x 12.42 Ft

Primary Bedroom 11.00 Ft x 16.08 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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