



## 45 Aspenmont Heights Calgary Alberta

\$318,000

Looking for a well looked after condo on Calgary's desirable west side? Then look no further! Welcome to #121, 45 Aspenmont SW! This ground floor property is ideally located with green space directly off the private patio with sunny West exposure! This home shows 10/10 and is virtually blemish free and shows like new! Upon entry the tall ceilings and engineered hardwood floors create an inviting space for guests and compliment the highly functional layout. The kitchen has stone countertops and SS Appliances with ample space for entertaining with the open concept kitchen / dining / sitting area. The large bathroom (complete with soaker tub) has a pass through to the walk in closet and master bedroom. This location is one of the best with its west facing sunny exposure plus rare green space directly in front providing the new owner both privacy and a great place to relax after a long day. There is a titled underground parking stall as well as a dedicated storage locker. Aspenmont Heights is located within walking distance to Aspen Landing with its grocery stores, retail and all levels of restaurants from Pubs - Fine dining. Transit is a breeze with 69 street station being nearby and quick access to the new west ring road being only a couple of traffic lights away. Call to book your showing! (id:6769)

Primary Bedroom 10.33 Ft x 9.92 Ft

Other 5.17 Ft x 7.50 Ft

4pc Bathroom 9.92 Ft x 8.67 Ft

Other 6.17 Ft x 4.67 Ft

Kitchen 11.00 Ft x 8.00 Ft

Dining room 7.75 Ft x 8.58 Ft

Living room 11.17 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca