

**243, 35 Aspenmont Heights SW**  
**Calgary, Alberta**
**MLS # A2229902**

**\$395,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*TWO TITLED PARKING SPOTS\*\*** Welcome to Valmont at Aspen Stone, located at 35 Aspenmont Heights SW - one of Calgary's most desirable communities! You will be shocked at how exceptionally spacious this main floor condo is! It offers over 1,000 sq ft of well-designed living space, featuring 2 generously sized bedrooms, 2 full bathrooms, and a rare find with TWO titled parking stalls! This unit is calling to any downsizers - who don't want to downsize their kitchen! Young couples who need two parking stalls and want to be able to walk to grab morning coffee/run errands on foot, or any investors - looking for a unit that will rent out quickly! Inside, the standout feature is the massive kitchen - a very rare find for a condo (or townhouse!) - offering extensive shaker cabinetry, a wine rack, ample granite counter space, and a layout that opens seamlessly to the living and dining areas! All this... and hardwood & tile flooring throughout (no carpet!). You'll love the abundance of storage (and there is always more downstairs if you run out!), spacious bedrooms, and thoughtfully separated layout! Step outside to your completely private, tree-covered patio, backing onto a serene walking trail and surrounded by greenery—your very own natural escape just steps from home. Residents of Valmont also enjoy access to premium amenities including a fitness centre and a guest suite available for visiting friends and family. 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, you'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! If you're looking for two parking stalls, space, location, and a lifestyle of comfort—this is the one. Book your

private showing today!