

**244, 35 Aspenmont Heights SW**  
**Calgary, Alberta**

**MLS # A2249744**



**\$499,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 1,304 sq.ft.                                | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                                  |                   |                 |
|--------------------|------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                           | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork                                       | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 879          |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home |                   |                 |
| <b>Inclusions:</b> | None                                                             |                   |                 |

LIVE LARGE with 1304 sf on one level in a corner, end suite adjacent to trees, water feature, and walking paths! Spacious and bright with east and south windows, this two bedroom, two bath suite plus den offers AIR CONDITIONING and TWO UNDERGROUND PARKING STALLS. On the same level as the lobby entrance, the suite has ground level access. Features and finishes include a well laid out kitchen with large island, granite countertops, full height back splash, wood cabinets, stainless appliances, tile and cork flooring in living and bath areas. The primary suite includes a large walk-in closet. The balcony is private with a BBQ gas line to enjoy the outside and nature at your doorstep. Valmont at Aspen Stone is comprised of 4 buildings with numerous amenities including 2 fitness rooms, guest suite, visitor parking, huge storage lockers, amidst the Aspen community providing several popular retail centres. Safeway, Blush Lane, and a long list of restaurants are within walking distance. The 69th Street LRT station is minutes away. This location provides privacy with the option to walk or bike to all Aspen services and amenities. Condo corporation is professionally managed by Connelly & Company and the suite ready for new owners in September/October.