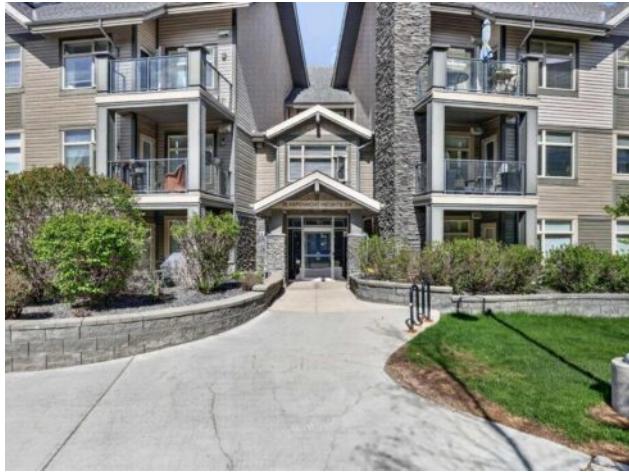




216, 35 Aspenmont Heights SW
Calgary, Alberta

MLS # A2316149



\$394,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Enjoy the ease and comfort of condo living with beautiful views of Aspen Woods. This inviting ground-floor unit offers convenient access while featuring a raised balcony that provides added privacy and security. Overlooking a peaceful aspen grove, the balcony creates a quiet and private outdoor retreat. The location is exceptional, with wonderful nearby amenities including restaurants, shops, and an organic grocery store all within walking distance. Inside, the well-designed floor plan offers in-suite laundry and two bedrooms positioned on opposite sides of the unit, making it ideal for guests, roommates, or added privacy. Complete with 2 bedrooms, 2 full bathrooms, a cozy fireplace, and titled underground parking, this lovely condo offers comfort, convenience, and a lifestyle you will love to call home. Some of the recent updates are: (New Range - 2024), (New Vinyl Flooring - 2024), (New Ceiling Lights with Dimmer Switches - 2024), (New Toto Toilet in the Primary Bathroom - 2024), (New Kitchen Faucet and Sink - 2024), (New Dishwasher - 2025), (Updated Bathroom Light Fixtures and New Glass for the Island Lights - 2024), (Fresh Painting - 2024)!!!