



GRASSROOTS
REALTY GROUP

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239, 35 Aspenmont Heights SW
Calgary, Alberta

MLS # A2331734

\$385,000



Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 2-bathroom main-floor condo offering over 1,000 sq. ft. of bright, comfortable living space in a sought-after, amenity-rich complex! Designed with both functionality and privacy in mind, each spacious bedroom features its own ensuite, making this an ideal layout for professionals, guests, or roommates. The primary suite is a true retreat, complete with dual vanities and a relaxing soaker tub. The open-concept floor plan features 9-foot ceilings, a spacious kitchen with plenty of cabinetry and workspace, and a generous living and dining area that's perfect for everyday living or entertaining. Central air conditioning keeps the home comfortable year-round—a rare and valuable feature for many main-floor units! One of the standout features of this home is the covered patio, where mature landscaping creates an incredibly private and peaceful outdoor space to enjoy your morning coffee, a good book, or a quiet evening. You'll also appreciate the convenience of in-suite laundry, two titled parking stalls, and an oversized storage unit. The building offers an exceptional lifestyle with outstanding amenities, while the location puts you just minutes from parks, schools, shopping, restaurants, and major roadways, making commuting downtown or getting out of the city quick and convenient. If you've been searching for a spacious, quiet condo that offers privacy, comfort, and an unbeatable location, this one is a must-see!