

# \$429,900 - 112, 35 Aspenmont Heights Sw, Calgary

MLS® #A2230927

**\$429,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

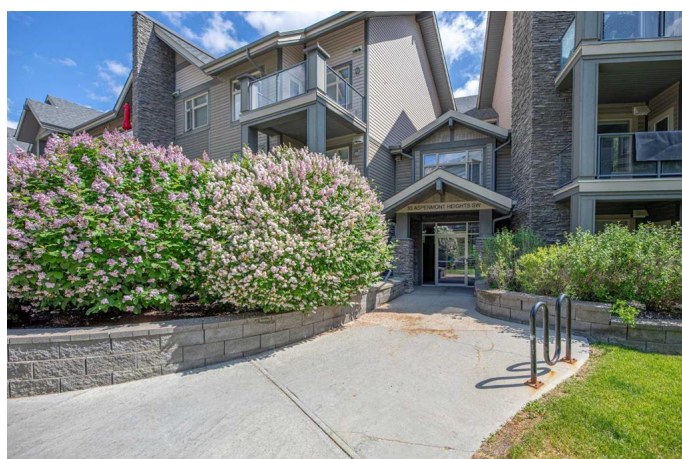
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to this beautiful ground-floor condo in the heart of Aspen Woods â€” a fantastic location known for its great schools, shopping, and easy access to everything you need. This bright and spacious unit has been tastefully renovated and shows real pride of ownership throughout. Youâ€™ll love the 9-ft ceilings, luxury vinyl plank flooring, and the open-concept layout that makes the space feel airy and welcoming. The kitchen is both stylish and functional with quartz countertops, a breakfast bar, stainless steel appliances, modern cabinets and lighting. The primary bedroom is generous in size with a walk-in closet and a 5-piece ensuite featuring a double vanity. Thereâ€™s also a second bedroom and another full bathroom, plus in-unit laundry and ample storage for added convenience. One of the best parts? Step outside to your private patio that backs onto peaceful greenspace and a pond â€” a great place to relax or enjoy your morning coffee. Extras features include, assigned heated underground, a big storage locker, on site gym, and a guest suite available for rent in the building. Youâ€™re just minutes away from Aspen Landing shopping centre, parks, Westside Recreation Centre, transit, and major roads to get around the city easily. This oneâ€™s a must-see!

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2230927          |
| Price          | \$429,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 924               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 112, 35 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E5                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Assigned, Heated Garage, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | Central Air   |
| # of Stories      | 4   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Backs on to Park/Green Space    |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 4               |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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