

# \$414,900 - 112, 35 Aspenmont Heights Sw, Calgary

MLS® #A2230927

**\$414,900**

2 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, 29 June at 3:00-5:00pm \*\*** Welcome to this beautiful ground-floor condo in the heart of Aspen Woods – 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. You’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. There’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 – 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. You’re just minutes away from Aspen Landing shopping centre, parks, Westside Recreation Centre, transit, and major roads to get around the city easily. This one’s a must-see!

Built in 2009



## Essential Information

MLS® #	A2230927
Price	\$414,900
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
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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	11
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Royal LePage Benchmark
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