

# \$425,000 - 403, 35 Aspenmont Heights Sw, Calgary

MLS® #A2239586

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE Saturday August 9th , 12-3pm. Enjoy top-floor living in your spacious new home in Valmont at Aspenstone. This bright, spacious corner unit comes to market offering an open concept, and corner unit privacy with room to move you won't find in the condominiums being built today. The kitchen offers a generous amount of cabinetry and storage, as well as beautiful granite counters and stainless steel appliances. The main living area is warm and inviting with 10 foot ceilings, a fireplace, and windows looking out onto your large outdoor balcony (gas-line equipped). The primary bedroom offers privacy and comes with his and her closets and a spacious 3-piece ensuite. The secondary bedroom is impressively large and versatile with space for an office or a small workout area, or can be used as the primary bedroom with access to a 4-piece bathroom. Other great benefits of this spotless, like new home, include oversized, separate secure storage, heated, titled underground parking, generous visitor parking, and gym / guest suite amenities in the adjacent Aspenmont building. Blush Lane, Cafes, and Aspen Landing Shopping Centre are an easy walk past Aspen Lake and the pond. LRT and transit are nearby, as are some of the city's best schools. And easy access to the ring road makes getting around to other areas very convenient. Call today to schedule your private viewing and experience firsthand the exceptional lifestyle this home has to offer!



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239586          |
| Price          | \$425,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,120             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 403, 35 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E5                      |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Underground                                           |
| # of Garages   | 1                                                     |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                    |
| Heating           | Hot Water                                                                                                                                       |
| Cooling           | None                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| # of Stories    | 4        |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 24              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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