

**203, 35 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2291530**



**\$374,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

This impressive end corner unit in sought after Aspen Woods welcomes you with windows on two sides, filling the home with beautiful natural light throughout the day. One of its standout features is the private, patio style entrance, giving the home a townhouse like feel and offering exceptionally convenient outdoor access. Step inside to a spacious, well designed kitchen showcasing granite countertops, a large central island with an undermount sink, stainless steel appliances, pendant lighting, and abundant cabinetry. The open layout flows seamlessly into the living and dining areas—perfect for entertaining or enjoying quiet evenings at home. The covered patio, visible from your dining space, extends your living outdoors. With views of well maintained landscaping and privacy enhancing bushes, this inviting space is ideal for morning coffee or unwinding at the end of the day. Direct access from the patio also makes coming and going incredibly convenient. The unit features 9 foot ceilings and a smart split bedroom design, offering two spacious bedrooms—each with its own ensuite—making it an excellent setup for guests, family, or a dedicated home office. A wonderful added perk: the building offers a guest suite for visiting friends and family. Reservations are required and can be arranged directly through condo management, providing comfortable accommodations just steps away. Location is another major highlight: • Quick, seamless access to Stoney Trail, making trips to the mountains, the airport, or anywhere in the city a breeze. • Steps to Aspen Landing Shopping Centre, with cafes, restaurants, groceries, and boutique retail. • Only minutes to the nearby C Train station for easy downtown commuting. Clean, bright, and exceptionally well maintained, this home truly stands out.