

**206, 15 ASPENMONT Heights SW**  
**Calgary, Alberta**

**MLS # A2338660**



**\$383,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                |               |                   |
| <b>Size:</b>     | 916 sq.ft.                         | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                    |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                  | <b>Condo Fee:</b> | \$ 676 |
| <b>Basement:</b>   | -                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                                                         | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Elevator, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage |                   |        |

**Inclusions:** NEGOTIABLE

Upscale Living in Valmont at Aspen Stone &ndash; Quiet and secluded in a beautiful treed setting, This 2-Level Penthouse has POND VIEW - Dual Entrance Executive Condo with one-of-a-kind floorplan is what you have been dreaming of! Whole unit was FRESHLY PAINTED and fully renovated with BRAND NEW waterproof LVP on the main level and BRAND NEW CARPET on the upper level. This END UNIT features Two-bedrooms and Two full baths with a separate entrance on each level. Designer Kitchen with Stainless Steel appliances, soft-close Cabinets and Granite makes it a chef's dream. The 5-piece Ensuite in the upper-level Master's retreat means you won't be fighting for the sink in the morning! IN-FLOOR heating made this Penthouse perfect to call HOME! TANDEM (2) titled parking spots in the heated underground parkade with convenient access to your private storage room WITH SOLID DOOR next to your spots, in addition to a BIKE Storage room and GYM room. Tons of visitor parking at front. All amenities are steps away in Aspen Landing just across the street, with the LRT a short distance away at 69 ST SW. Minutes to Stoney Trail too! Don't miss this executive turn-key opportunity, move in today!