

# \$339,000 - 412, 35 Aspenmont Heights Sw, Calgary

MLS® #A2209137

**\$339,000**

1 Bedroom, 1.00 Bathroom, 718 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

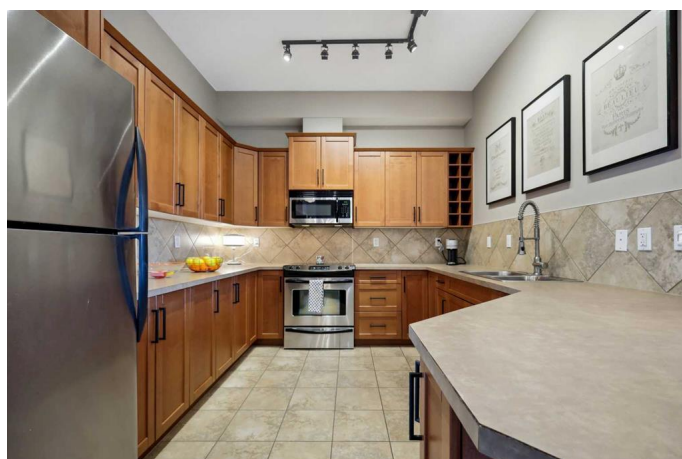
Welcome to this beautifully maintained top floor 1 bedroom + den condo in the sought-after community of Aspen Woods! Perfectly situated, this bright and airy unit offers a massive east-facing patio that overlooks a peaceful pond and mature trees—your own private sanctuary to enjoy morning coffee or unwind after a long day. Inside, you'll find a functional open layout with 10'™ ceilings and large windows that flood the space with natural light. The den is perfect for a home office, guest room, or flex space to suit your lifestyle.

Located just a short walk from Aspen Landing shopping centre, you'll have grocery stores, cafes, and restaurants right at your fingertips. Easy access to 69th Street LRT and Stoney Trail makes commuting a breeze. Enjoy the convenience of in-suite laundry, heated underground parking, and additional storage. Don't miss your chance to own in one of Calgary's most desirable west side communities!

Built in 2008

## Essential Information

MLS® #	A2209137
Price	\$339,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	718
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	412, 35 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E5

### **Amenities**

Amenities	Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 8th, 2025
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Days on Market	13
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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