

# \$385,000 - 243, 35 Aspenmont Heights Sw, Calgary

MLS® #A2248029

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

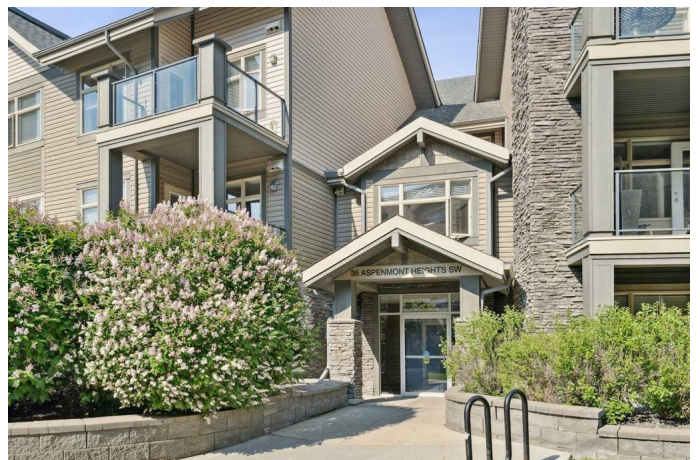
**\*\*Open house on Saturday, September 13, 11am-1pm\*\*** **\*\*TWO TITLED PARKING SPOTS\*\*** Welcome to 243, 35 Aspenmont Heights SW! This is an exceptionally spacious main floor condo - with all of the upgrades you can ask for! That's right - no carpet (all hardwood!), granite countertops throughout, and of course TWO titled underground parking stalls!

With over 1000 sq feet of living space - I promise youâ€™ll be very impressed with the size of this kitchen (itâ€™s a RARE find for an apartment!), the two full bathrooms (big enough for a dance party while you get ready!), and of course the open concept living room - which looks out onto trees, greenery and a walking path!

Outside - youâ€™ve got a completely private, tree-covered patio, backing onto a serene walking trail around a pond, and surrounded by greenery - a great place for dog walks, evening strolls, or lunch time walks you can incorporate into your â€œwork from homeâ€• routine!

This unit calls to any downsizers - who donâ€™t want to downsize their kitchen! Young couples who want to be able to walk to grab morning coffee and run errands on foot, or any investors - looking for a unit that will rent out quickly!

Residents of the Valmont complex also enjoy access to some sweet amenities - including a fitness centre and a guest suite available for visiting friends and family (thatâ€™s right, they



donâ€™t need to sleep on your couch!))! Don't need two parking stalls? An extra stall has been rented out for \$100/month in the past! Enjoy the convenience of being just STEPS from a K-6 (CSSD) school, and only an 8 minute walk to groceries, shops, restaurants, and coffee spots. Plus, youâ€™re only a 3 minute drive to Stoney Trail or a 4 minute drive to the LRT, making commuting or getting anywhere in the city a breeze! A new 5-9 school has also been approved near by (10 minute walk) - and is projected to be completed within the next 3 ish years! If you're looking for two parking stalls, space, location, and a lifestyle of comfortâ€™this is the one! Book your private showing today!

Built in 2009

### Essential Information

MLS® #	A2248029
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	243, 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, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Secured, Stall, Titled, Underground
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	September 4th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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