

# \$395,000 - 243, 35 Aspenmont Heights Sw, Calgary

MLS® #A2229902

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

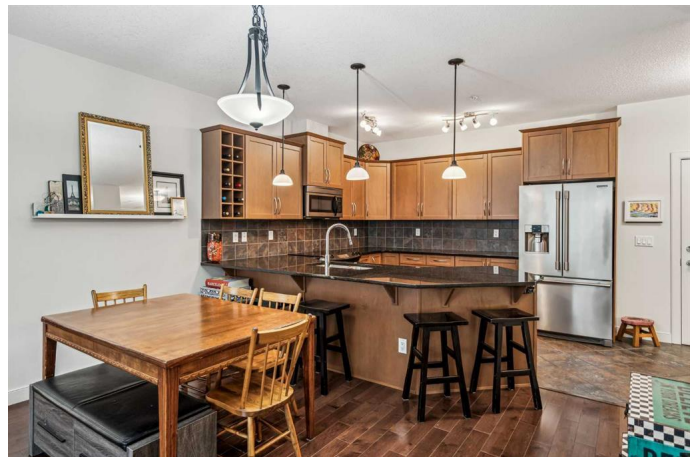
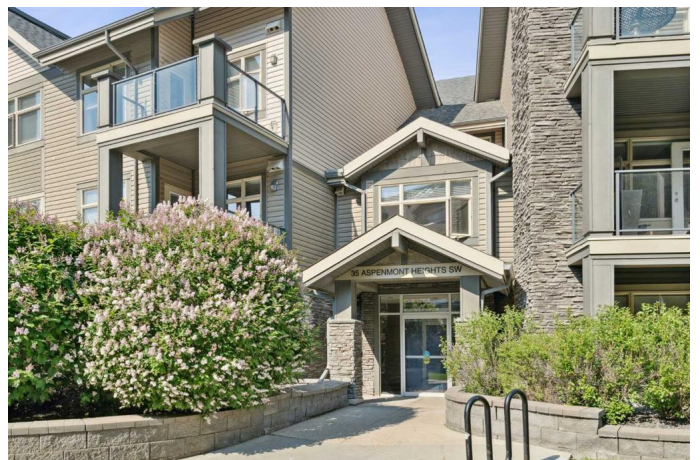
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

**\*\*TWO TITLED PARKING SPOTS\*\*** Welcome to Valmont at Aspen Stone, located at 35 Aspenmont Heights SW - one of Calgary's most desirable communities! You will be shocked at how exceptionally spacious this main floor condo is! It offers over 1,000 sq ft of well-designed living space, featuring 2 generously sized bedrooms, 2 full bathrooms, and a rare find with TWO titled parking stalls! This unit is calling to any downsizers - who don't want to downsize their kitchen! Young couples who need two parking stalls and want to be able to walk to grab morning coffee/run errands on foot, or any investors - looking for a unit that will rent out quickly! Inside, the standout feature is the massive kitchen - a very rare find for a condo (or townhouse!) - offering extensive shaker cabinetry, a wine rack, ample granite counter space, and a layout that opens seamlessly to the living and dining areas! All this and hardwood & tile flooring throughout (no carpet!). You'll love the abundance of storage (and there is always more downstairs if you run out!), spacious bedrooms, and thoughtfully separated layout!

Step outside to your completely private, tree-covered patio, backing onto a serene walking trail and surrounded by greenery - your very own natural escape just steps from home.

Residents of Valmont also enjoy access to premium amenities including a fitness centre and a guest suite available for visiting friends



and family.

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!

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® #	A2229902
Price	\$395,000
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	Granite Counters, Soaking Tub, Storage, Walk-In Closet(s)
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	June 13th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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