

# \$410,000 - 212, 35 Aspenmont Heights Sw, Calgary

MLS® #A2205593

**\$410,000**

2 Bedroom, 2.00 Bathroom, 927 sqft  
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Welcome to 35 Aspenmont Heights SW # 212.  
Charming 2-Bedroom Condo in Aspen Woods  
â€” Ideal for Living or Investing!

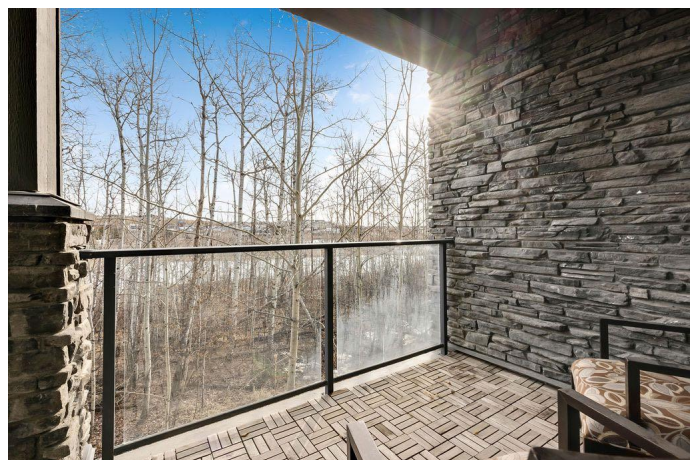
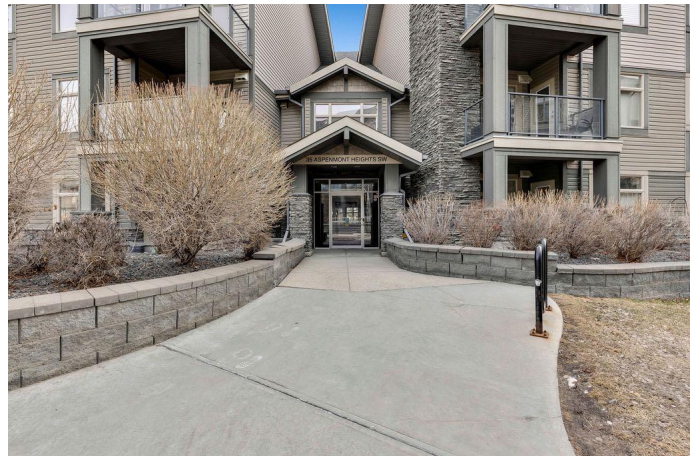
Discover this beautifully maintained 2-bedroom, 2-bathroom apartment in the sought-after Aspen Woods community in Calgary. With 927 sq. ft. of well-designed living space, this ground-level unit offers the convenience of no stairs or elevator access, perfect for all lifestyles.

The open-concept layout features 9' ceilings, fresh paint, and brand-new flooring, creating a bright and inviting atmosphere. The modern kitchen boasts long cabinets for ample storage, while large windows provide serene views of the lush green space outside.

Enjoy the added perks of a titled parking spot and assigned storage. The condo amenities include a fully equipped fitness facility and a guest suite available for rent â€” ideal for hosting visitors.

Located minutes from Aspen Landing Shopping Centre, C-Train access, and a variety of restaurants, cafes, and schools, this prime location also offers easy access to Stoney Trail and 17 Ave.

Whether you're seeking a comfortable home or a valuable rental investment, this unit has it all! Donâ€™t miss out â€” schedule your viewing



today!

Built in 2009

### **Essential Information**

MLS® #	A2205593
Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	927
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	212, 35 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E5

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	13
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.