

# \$399,900 - 223, 35 Aspenmont Heights Sw, Calgary

MLS® #A2237649

**\$399,900**

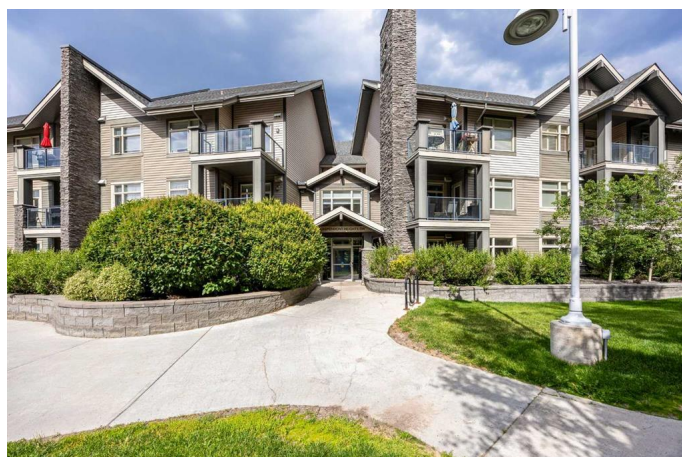
2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Opportunities like this donâ€™t come around often â€“ and when they do, they donâ€™t last long! Welcome to this beautifully upgraded, open-concept 2-bedroom, 2-bathroom condo located in the sought-after community of Aspen Woods. This immaculate unit includes 1 titled underground parking stall and TWO storage lockers, one of which is extra-large and semi-private â€“ a rare find! Step inside and youâ€™re immediately greeted by a stylish kitchen featuring newer stainless steel appliances, granite countertops, a chic tiled backsplash, built-in wine rack, and a spacious peninsula with breakfast bar seating. The kitchen flows effortlessly into the dining area and bright living room, which opens onto a peaceful south-facing balcony â€“ the perfect spot for morning coffee, evening reads, or summer BBQs thanks to the convenient gas hookup.

The thoughtful layout offers privacy with bedrooms on opposite sides of the unit. The primary bedroom is generously sized and features a walk-through closet leading into a luxurious 4-piece ensuite complete with a soaker tub and tiled glass shower. The second bedroom has its own direct access to the second full bathroom, making it ideal as a guest room, home office, or reading retreat â€“ whatever suits your lifestyle. This home has been lovingly maintained and offers a long list of upgrades including, TWO A/C units, Luxury vinyl plank and tile flooring throughout, In-suite laundry with additional storage, Knock-down



ceilings, Abundant natural light from large south-facing windows. The complex itself features two on-site fitness centres, guest suites, and is perfectly located within walking distance to Aspen Landing Shopping Centre with its array of shops, cafes, and restaurants. Families will appreciate proximity to Guardian Angel School, as well as prestigious private schools like Webber Academy just a short drive away. Quick access to 17th Avenue and 85th Street ensures you're always connected. Whether you're a first-time buyer, downsizer, or looking for a well-appointed home with incredible lifestyle potential, this unit offers functionality, comfort, and timeless value. Bonus Opportunity: The seller also owns an additional titled underground parking stall that can be purchased separately if extra parking is desired.

Built in 2009

### **Essential Information**

MLS® #	A2237649
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	223, 35 Aspenmont Heights Sw
Subdivision	Aspen Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H0E5

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	July 8th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.