

**101, 15 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2163386**



**\$399,990**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

\*\*\*BRAND NEW SAMSUNG Stainless steel appliance package replaced in 2023, including refrigerator, stove, microwave hood fan, dishwasher, washer and dryer\*\*\* Experience the effortless charm of condo living in the highly coveted Aspen Woods community! This residence places you within easy walking distance of trendy shopping and top-notch dining options at Aspen Landing. Enjoy breathtaking mountain views and swift access to the city's vibrant attractions. The kitchen is a standout feature, elegant granite countertops, and a convenient breakfast bar. The open-concept dining and living area, complete with a balcony, provides the perfect setting for relaxation and entertaining. Retreat to the spacious master bedroom, which comfortably accommodates a king-sized bed and features a walk-through closet leading to a luxurious 5-piece ensuite with dual vanities. The generously sized second bedroom also offers its own 5-piece bath with dual vanities, ensuring ample comfort for guests or family. Building amenities include a well-equipped gym, secure bike storage, and guest suites. For your convenience, the unit comes with one titled underground parking space. Located within walking distance of an array of restaurants, shopping venues, and public transportation, this condo offers unbeatable accessibility. With seamless access to Stoney Trail and a straightforward commute to downtown Calgary, you're perfectly positioned to enjoy the best of both city and suburban living. Checkout our 3D Tour or schedule a private showing and discover all the exceptional features this condo has to offer!