

\$299,900 - 231, 35 Aspenmont Heights Sw, Calgary

MLS® #A2246586

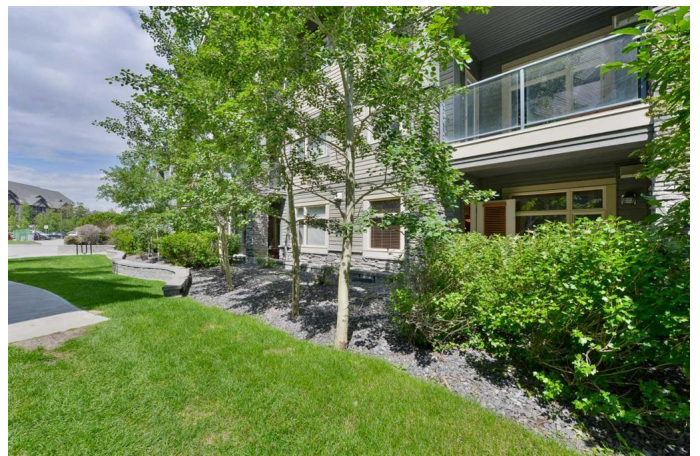
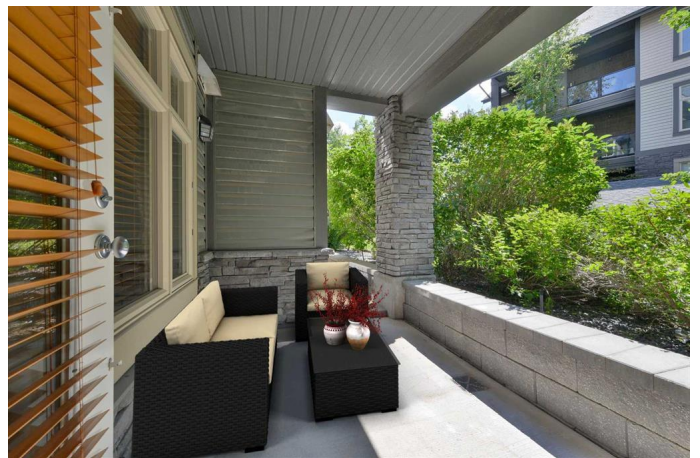
\$299,900

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

****Substantial Price Adjustment**** and with it comes the opportunity you have been waiting for!! Welcome to your secluded sanctuary in the heart of Aspen Woods, this expansive and newly renovated main floor unit in the prestigious Valmont complex offers a rare blend of luxury and lifestyle. One of the largest 1 bedroom units in the building, this stunning home features soaring 9'™ ceilings, a neutral colour palette, new light fixtures and an open-concept design that maximizes both space and natural light. The chef-inspired kitchen is a showstopper, complete with maple cabinetry, wave-patterned quartz countertops and matching backsplash, a double stainless steel undermount sink, stainless steel appliances including a sleek slide-in glass range and a fridge with water and ice capacity, a peninsula breakfast bar and a built-in wine rack. Easily entertain in the adjacent dining room with unobstructed sightlines for easy conversations. Relaxation is invited in the sunny west-facing living room with large windows and a cozy fireplace with remote control providing a charming atmosphere. Host summer barbeques or simply enjoy the outdoors on your private covered patio nestled amongst mature landscaping with a handy gas line for added convenience. Tucked away from the hustle and bustle of the elevators and lobby, this private main floor unit offers a quieter, more peaceful living experience right from the moment you arrive. The primary bedroom is a peaceful retreat with double



closets and cheater access to a luxurious 4-piece bathroom featuring an oversized quartz vanity. Additional highlights include in-suite laundry with a newer washer/dryer. Central air conditioning ensures year-round comfort. This well-managed and beautifully landscaped complex offers a maintenance-free lifestyle with a fully equipped fitness room, titled underground parking, and a large separate storage room. Phenomenally located just a short walk to the upscale shops and eateries of Aspen Landing including Ladybug Caf  and Blush Lane, plus easy access to 69 Street LRT, Westside Rec Centre, restaurants and scenic walking paths around the nearby wetland pond. Pet owners will love exploring the nearby pathway system and ravines, perfect for walking the dog while enjoying the natural beauty of the area. A truly exceptional opportunity to own a stylish, spacious and turnkey home in one of Calgary s most desirable communities.

Built in 2009

Essential Information

MLS� #	A2246586
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	231, 35 Aspenmont Heights Sw
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Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E5

Amenities

Amenities	Fitness Center, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	26
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX iRealty Innovations
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