

# \$499,000 - 244, 35 Aspenmont Heights Sw, Calgary

MLS® #A2249744

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,304 sqft

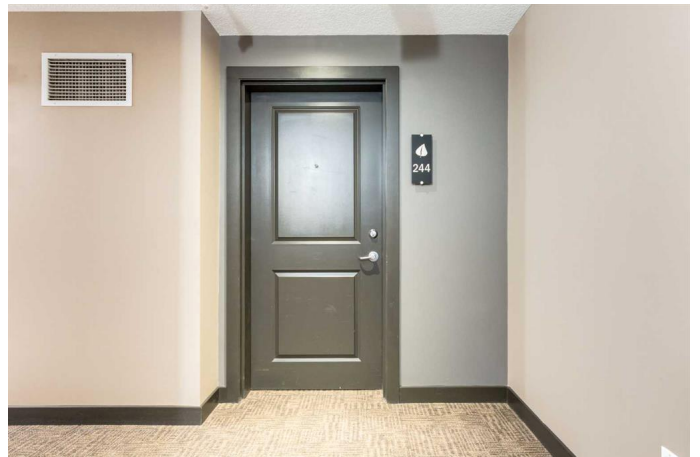
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

LIVE LARGE with 1304 sf on one level in a corner, end suite adjacent to trees, water feature, and walking paths! Spacious and bright with east and south windows, this two bedroom, two bath suite plus den offers AIR CONDITIONING and TWO UNDERGROUND PARKING STALLS. On the same level as the lobby entrance, the suite has ground level access. Features and finishes include a well laid out kitchen with large island, granite countertops, full height back splash, wood cabinets, stainless appliances, tile and cork flooring in living and bath areas. The primary suite includes a large walk-in closet. The balcony is private with a BBQ gas line to enjoy the outside and nature at your doorstep. Valmont at Aspen Stone is comprised of 4 buildings with numerous amenities including 2 fitness rooms, guest suite, visitor parking, huge storage lockers, amidst the Aspen community providing several popular retail centres. Safeway, Blush Lane, and a long list of restaurants are within walking distance. The 69th Street LRT station is minutes away. This location provides privacy with the option to walk or bike to all Aspen services and amenities. Condo corporation is professionally managed by Connelly & Company and the suite ready for new owners in September/October.

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2249744          |
| Price          | \$499,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,304             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 244, 35 Aspenmont Heights Sw |
| Subdivision | Aspen Woods                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 0E5                      |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 2                                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Underground                                         |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home                                                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 11th, 2025  
Days on Market                5  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    Calgary West 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.