

**303, 45 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2289830



\$309,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: None

Welcome home to Valmont in prestigious Aspen Woods Community! Step inside to discover a beautifully appointed interior, featuring 5 pristine stainless-steel appliances, with lots of cabinets, luxurious granite kitchen countertop. The stunning one bedroom and one bathroom condo unit faces SW direction, spacious and bright. The open living area has fashionable vinyl plank floors and 4pc bathroom with heated floor, French doors which leads to your private balcony with gas barbecue hookup, perfectly blends modern elegance with unbeatable convenience—just a few minute drive to the 69th Street LRT Station. Enjoy an effortless lifestyle with a vibrant shopping centre only a short few minute walk away, offering everything from a pharmacy and banks to popular restaurants and a large grocery store. Unwind on your serene, courtyard facing balcony—your own private retreat from the day. The unit is complete with heated underground parking space with secure remote access and a personal storage locker, delivering comfort, style, and peace of mind all in one great package.