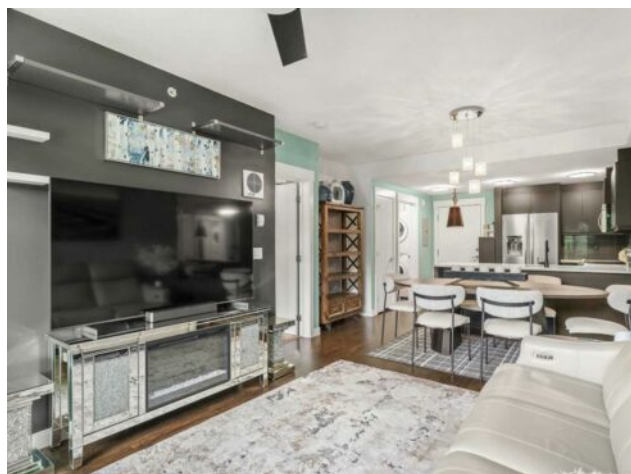


## 311, 15 Aspenmont Heights SW Calgary, Alberta

**MLS # A2229545**



# \$325,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 591 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <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> | \$ 423 |
| <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, Kitchen Island, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Murphy Bed

Experience elevated condo living in this beautifully upgraded TOP FLOOR 1 bedroom, 1 bathroom unit in the sought-after community of Aspen Woods! Just a short stroll to Aspen Landing, you'll enjoy trendy shops, restaurants, and fantastic amenities, all while being minutes from downtown and only an hour from the mountains. Step into a sleek modern kitchen featuring stainless steel appliances including a newer stove and refrigerator, gleaming white quartz countertops, kitchen island with breakfast bar, and AIR CONDITIONING for year-round comfort. The open-concept living and dining area flows effortlessly onto a sunny west-facing balcony that overlooks a serene, private green space. The spacious bedroom comfortably accommodates a king-sized bed and features a built-in King Murphy bed with drawers and nightstands, offering the flexibility to transform the space into a day room or office; while a walk-through closet leads to a stylish 4-piece cheater ensuite. Enjoy the comfort and convenience of numerous thoughtful upgrades, including plush new carpet in the bedroom, automatic roller blinds, a phantom screen on the patio door, smart color-changing LED ceiling lighting, electric ceiling fan in the living room, and updated faucets in both the kitchen and bathroom. The kitchen also features pull-out drawers in the lower cabinets for easy access and organization! Freshly painted just five months ago, the home is further enhanced by a professionally installed wall-mounted A/C unit in the living room with venting into the bedroom for year-round comfort. Additional perks include a titled heated underground parking stall, access to a well-equipped gym, secure bike storage, and guest suites for visitors. This is truly a turn-key opportunity—book your private showing today!