

**311, 15 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2229545



\$335,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

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!