

45 Aspenmont Heights SW # 208 Calgary, AB T3H 0E6

Residential

A1040796 **Active** **DOM:** 0 **LP:**\$439,900.00 **OP:** \$439,900.00



Class:	Apartment	Area:	Calgary
County:	Calgary	Zone:	CAL Zone W
Type:	Low Rise (2-4 stories)	Community:	Aspen Woods
Levels:	Multi Level Unit	Ttl Beds:	3
Year Built:	2015	F/H Bth:	2/1
LINC#:	0036935378	LP/SF:	\$311.57
Arch Style:	Low-Rise(1-4)	Suite:	No
Possession:	Negotiable	Lot Size:	SqFt
Lot Dim:		Blk:	
Legal Pln:	1512994	Lot:	Condo: Yes
Land Use:	DC (pre 1P2007)	Tax Amt/Yr:	\$3,216.00/2020
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	Pet Restrictions or Board approval Required		

Public Remarks: Amazing forest views from both levels! Extraordinary 2 storey condo in Calgary's highly sought after SW community of Aspen Woods. This kitchen features rich espresso-toned cabinetry and granite countertops with a waterfall edge, all accented by the upgraded stainless steel appliances. High-quality laminate and carpet flooring with plenty of large windows for lots of natural light. Balcony with beautiful forest views. Laundry/storage room with plenty of storage space. Open dining area and living room with stunning views of the forest area beyond. The spacious main floor Master bedroom has its a spa-like 5pc ensuite with his & her raised vessel sinks, soaker tub, stand-up tiled glass shower, and walk-in closet. Upstairs to the 2nd-floor there is a sunny 2nd bedroom, main bathroom, a 3rd bedroom/den and additional storage room. This amazing unit has 2 titled underground heated parking stalls that are side-by-side, an assigned storage locker. The building complex has a fitness room, bike storage and guest suites. Visitor parking is also available outside the complex. Ideal location, close to Aspen Landing Shopping Centre, LRT/transit, walking paths, restaurants and all the private and public schools in the area. This condominium is absolutely a must-see!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P	Main:	83	Mtr2	896	SqFt
Baths:	1	1	0	0	0	Bed Abv:	3	Upper:	48	SqFt
EnSt Bth:	0	0	0	1	0	Rms Abv:	8	Total AG:	131	SqFt

Property Information

Basement:		Lndry Feat:	In Unit, Laundry Room
Heating:	In Floor, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Feat:	None	Fencing:	
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s)
Reports:	Condo/Strata Bylaws, Floor Plans		
Parking:	Stall, Parkade, Titled, Garage Door Opener, Secured, Underground		
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		
Comm Feature:	Park, Schools Nearby, Playground, Shopping Nearby		
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	None		

Condo Information

Condo Name:	Valmont at Aspen Stone	Condo Fee:	\$833/Monthly
Condo Type:	Conventional	HOA:	
Mgmt Co/Ph:	Connelly & Company Mgmt Ltd./403-228-1557	Floor #:	2
Prk Plan Type:	Titled	Total Floors:	3
Legal Desc:	1512994/480	Common Walls:	2+ Common Walls
Legal Park:	1512994/510 & 511	Unit Exposure:	E, NE
Legal Stor:		Unit Factor:	63
Total Units:	563	Prk Unit Factor:	1
Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water		
Reg Size Incl:			
Assoc Amen:	Elevator(s), Fitness Center, Guest Suite, Storage		