

1215, 211 Aspen Stone Boulevard SW  
Calgary, Alberta

MLS # A2201316



**\$414,500**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 736
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Discover this incredible opportunity to own a stylish 2-bedroom, 2.5-bathroom, two-storey condo in the highly sought-after community of Aspen Woods. This unit comes with 2 TITLED underground parking stalls and two east-facing balconies overlooking mature trees. The open-concept main floor features 9-foot ceilings and laminate flooring throughout. The large kitchen offers ample cabinetry and counter space, seamlessly flowing into a spacious living/dining area that opens onto an east-facing balcony. A conveniently located 2-piece powder room with a door to a laundry room is also on this level, along with an in-suite storage room. Upstairs, you'll find a generous primary bedroom with a 3-piece ensuite and a walk-in closet. The expansive secondary bedroom boasts a wall of windows that open onto a private balcony. A 4-piece bathroom with a linen closet and an additional multi-purpose closet completes the upper floor. Condo fees cover everything except electricity, Wi-Fi, and cable. The location is unbeatable, within walking distance to restaurants, shopping, and public transportation, with easy access to Stoney Trail and downtown. Don't miss out on this gem—call now to schedule your viewing!