



GRASSROOTS
REALTY GROUP

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**2203, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2213725



\$399,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,182 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 790
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Window Coverings Dining Area and Primary Bedroom

****Open House Saturday May 3rd 3:00-5:00**** Don't miss your opportunity to own this beautifully updated 2 bedroom, 2.5 bathroom, two-storey condo in the highly desirable Aspen Woods community. Located in the sought after Gallant Ridge complex, this unit offers TWO titled underground parking stalls and TWO south facing balconies. The open concept main floor boasts 9 foot ceilings and new luxury vinyl plank flooring throughout. The kitchen features granite countertops and new stainless steel appliances, seamlessly flowing into the spacious living and dining areas that open up to a private south facing balcony. A convenient 2 piece powder room, along with a laundry room featuring a new washer and dryer, are also located on this level, as well as an in suite storage room for added convenience. Upstairs, the large primary bedroom offers a 3 piece ensuite and a walk-in closet, while the generous secondary bedroom boasts a wall of windows leading out to its own private balcony. A 4 piece bathroom, a linen closet, and an additional multi purpose closet complete the upper level. The location can't be beat - walking distance to restaurants, shopping, schools, and public transit, with easy access to Stoney Trail and downtown. Schedule your showing today, this one won't last long!