



GRASSROOTS
REALTY GROUP

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**1218, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2214444



\$372,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,151 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 716
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: Window Coverings

Welcome to this beautifully designed two-storey condo nestled in the sought-after Aspen Woods Estate. Offering two spacious bedrooms and two and a half bathrooms, this home perfectly blends function with modern design. The main level features 9-foot ceilings, enhancing the open and airy feel, and includes a large kitchen with ample cupboard space, a generous living and dining area, a sleek powder room, in-suite laundry, and a convenient storage room. Natural light floods the main floor through oversized windows, with the living space extending seamlessly onto a sun-soaked balcony. Upstairs, the primary bedroom offers a bright in-suite bath and a walk-in closet, while the second bedroom—also impressively large—is just steps from another full bathroom. Installation of new carpets & underlay in the bedrooms & staircase complements this unit. This condo is ideally located within walking distance to two major shopping complexes (Mercato on 85th, Crave Cupcakes, Safeway, Co-op, Shoppers Drug Mart, Ladybug Cafe, Blush Lane, Blanco, Una Pizza, and more), the West LRT Station, Westside Recreation Centre, top-rated schools, playgrounds, and scenic walking paths. With easy access to Stoney Trail, downtown Calgary, and the Rocky Mountains, this location is a commuter's dream. Whether you're a young professional, a growing family, a downsizer, or simply seeking the Aspen lifestyle, this condo is your gateway to living well.