



GRASSROOTS
REALTY GROUP

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**1103, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2253581



\$285,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

****Open House - Sep 13 & 14, 12:00 pm - 3:00 pm**** Fantastic Opportunity for First-Time Buyers or Investors! Experience the vibrant West End lifestyle in the sought-after community of Aspen Woods with this beautifully updated 1-bedroom, 1-bathroom condo in Gallant Ridge. This bright, north-facing unit features 9-foot ceilings, brand-new luxury vinyl plank flooring, and fresh paint throughout. The open-concept layout includes an upgraded kitchen with stainless steel appliances, a raised breakfast bar, and a spacious living area that opens to your own private patio and looking out to greenspace —perfect for relaxing or entertaining. Additional highlights include a large in-suite storage room that could double as a den, in-suite laundry with a new stacked washer/dryer (2024), and a titled underground heated parking stall to keep your vehicle safe and warm year-round. Ideally located just a short walk to Aspen Landing Shopping Centre, with restaurants, cafes, groceries, and other everyday essentials right at your doorstep. You're also minutes from top-rated schools, Westside Recreation Centre, the Calgary LRT, and have easy access to Stoney Trail for effortless commuting. Don't miss this turn-key unit in one of Calgary's premier neighbourhoods—book your private showing today!