



**1111, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2266907



\$249,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this inviting 1-bedroom, 1-bathroom main floor condo perfectly located in the highly sought-after community of Aspen Woods. This thoughtfully designed unit combines comfort, functionality, and tranquility — all within minutes of urban convenience. Step inside to discover 9-foot ceilings and an open-concept layout that feels bright and spacious. The kitchen offers abundant cabinetry, a peninsula island with breakfast bar, and plenty of prep space — ideal for everyday living or entertaining. The adjoining living and dining area features laminate flooring and large sliding patio doors that open to your private patio overlooking lush green space and mature trees, creating a peaceful, park-like retreat. The large bedroom enjoys views of the trees, while the 4-piece bathroom includes tile flooring and a full-sized washer and dryer for ultimate convenience. A spacious front storage closet offers incredible versatility — perfect for seasonal gear, or even a cozy den area. Additional highlights include heated titled underground parking, ample outdoor visitor parking, and a quiet, well-maintained building in one of Calgary’s most desirable west-end neighbourhoods. Enjoy close proximity to Aspen Landing Shopping Centre, top-rated schools, Westside Recreation Centre, Aspen Woods Lake and walking paths the LRT, and quick access to 17th Avenue SW, Sarcree Trail, and Stoney Trail — making commuting and errands effortless.