



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2107, 211 Aspen Stone Boulevard SW  
Calgary, Alberta

MLS # A2198218



**\$285,000**

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Amazing Opportunity for first time home buyers or investors! Discover the city's thriving West End living in Gallant Ridge. This beautiful one bedroom, one bath, open concept unit is located in the premier community of Aspen Woods! The bright South facing unit features 9 foot ceilings, brand new luxury vinyl plank flooring, freshly painted with upgraded appliances, raised breakfast bar, large storage closet in the unit that can optionally be a den, stacked in-suite washer/dryer, and a outdoor private patio with fenced green space. You and your vehicle will be safe and warm in the secure underground heated parking lot with one titled parking spot. Only a few minutes' walk from Aspen Landing Shopping Centre featuring many of your go to day-to-day stores, all your must have amenities, schools, Westside Recreation Centre, the Calgary LRT and easy access to Stoney Trail! Be sure to book your showing today!