

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

**MLS # A2213725**



**\$399,900**

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

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 790

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Window Coverings Dining Area and Primary Bedroom

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!