

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

**MLS # A2214444**



**\$372,000**

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

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

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 716 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | DC     |
| <b>Utilities:</b> | -      |

**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 Caf  , 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.