

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

**MLS # A2214444**



**\$389,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,151 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>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 716
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**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 Cafe, 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.