

**2210, 211 Aspen stone Boulevard SW**  
**Calgary, Alberta**

**MLS # A2255051**



## \$369,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,209 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, Natural Gas                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                            | <b>Condo Fee:</b> | \$ 939 |
| <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>   | French Door, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** NO

The one you have been waiting for, EXCELLENT LOCATION/CONDITION/DESIGN. This immaculate, contemporary, 2-story apartment has 1 TITLED underground parking stall. Located in prestigious ASPEN COMMUNITY, Building is SECURED with access via intercom plus offers ELEVATORS. The 2 bedroom & 2 1/2 bathroom home offers an efficient, cozy yet spacious living area with open concept Kitchen (offers tiled backsplash, raised counter, modern cabinets with pantry/storage), Living room, Half bathroom and Balcony on the MAIN floor. UPPER level has Master bedroom with 3 piece ensuite & large walk-in closet. 2nd bedroom with large windows and another 4 piece main bathroom. Easy access to downtown, the mountains and all of your amenities are right in the neighborhood. Close to Calgary's best private schools (Webber, Rundle, Calgary Academy) , Aspen Landing Shopping Centre, Sports grounds, Westside GYM, C-train station .