

**2105, 211 Aspen Stone Boulevard SW  
Calgary, Alberta**

**MLS # A2314522**



**\$254,998**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, 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>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

**Inclusions:** N/A

Ground-level walk-out living in Aspen Woods with the privacy you actually want! Surrounded by mature trees and set away from the parking lot feel that so many condo units have, this bright south-facing unit feels comfortable, quiet, and easy to live in from the moment you walk through the door. Featuring over 610 square feet, 1 bedroom, 1 4 piece bathroom and beautifully updated! Inside, the layout makes the most of all square footage. The kitchen offers plenty of prep space, stainless steel appliances, and room to move, opening naturally into the dining and living area so the entire space feels connected instead of cramped. Large sliding patio doors bring in tons of natural light and lead directly out to your covered patio which is perfect for morning coffee, letting fresh air in, or giving your guests easy access when entertaining. The primary bedroom is generously sized and positioned for privacy, while practical features like in-suite laundry, titled underground parking, and a surprisingly large in-unit storage room make living far more functional than your typical 1 bedroom units. Located just minutes from Aspen Landing, transit, restaurants, shopping, and West-Side amenities, this is the kind of unit people wait for: upgraded, move-in ready, bright, and one of the few true ground-level walk-outs in the building.