



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2205, 211 Aspen Stone Boulevard SW
Calgary, Alberta

MLS # A2327443



\$359,000

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,169 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 921
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Deep Freezer Under Stairs

Welcome to this beautifully appointed two-storey townhouse in the highly sought-after Aspen Woods. Offering 2 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this home perfectly blends style and functionality. The bright, open-concept main floor features soaring 9-foot ceilings, oversized south-facing windows, and a spacious living and dining area that flows seamlessly onto a sunny private balcony. The kitchen is complete with stainless steel appliances, ample cabinetry, and generous counter space. A stylish powder room, in-suite laundry, and additional storage complete the main level. Upstairs, you'll find two spacious bedrooms, each with access to its own full bathroom. The primary suite features a walk-in closet and private ensuite. The oversized second bedroom boasts its own south-facing balcony that is a perfect spot to enjoy your morning coffee or unwind in the evening. Ideally located just steps from shopping, restaurants, cafés, the West LRT Station, the Westside Recreation Centre, top-rated schools, parks, and scenic walking paths, this home also offers quick access to Stoney Trail, downtown Calgary, and the Rocky Mountains. Whether you're a first-time buyer, young professional, downsizer, or investor, this exceptional home offers the perfect combination of lifestyle and location.