



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 ASPEN STONE Boulevard #2214, Calgary T3H 0K1**

MLS® #: **A2122621**

Area: **Aspen Woods**

Listing Date: **04/12/24**

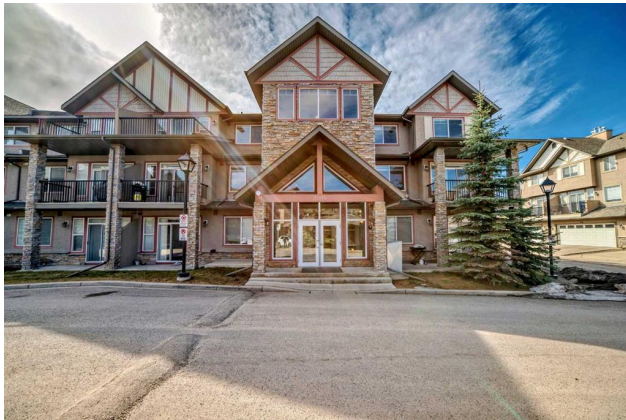
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Elevator,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`8" x 8`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`11" x 5`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 13`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 16`1"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 8`1"</b>
<b>Balcony</b>	<b>Second</b>	<b>11`8" x 7`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 5`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`5"</b>
<b>Storage</b>	<b>Main</b>	<b>7`0" x 3`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`10" x 4`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`6" x 8`2"</b>

Condo Fee:  
**\$723**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0812741**

Remarks

Pub Rmks: **Immaculate 2 bedroom Second Floor, 2.5 bath, Underground Parking Stall, two Storey Condo in trendy Community of Aspen Woods. This beautiful 1216 sqft unit offers convenient two Storey design with ample and modern decor through out. The elegant kitchen features gorgeous maple cabinets all the way to the ceiling, modern light fixtures, and a raised breakfast bar, tiled back splash, and a black appliances package. 9FT ceilings on the main floor, and a spacious dining room, to entertain your guest. Upgraded laminate flooring, open concept living room, with tons of windows throughout for that natural light, and a 2pc bath. Upstairs boast huge master bedroom to accommodate King size bedroom set and 3 PC EN-SUITE baths with a large walk-in closet with EN-SUITE WASHER&DRYER. Convenient Additional 4pc bath between the bedrooms and a 2 HUGE BALCONY'S one of the master bedrooms to enjoy your morning coffee, Heated Titled underground parking stall. Walking distance to Restaurants, Shopping, Public Transportation, and all levels of Schools. 10 min to Downtown Core. Great location come take a look!!**

Inclusions: **none**  
Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





