



THE
A-TEAM

**RE/MAX
FIRST**

211 ASPEN STONE Boulevard #2214, Calgary T3H 0K1

MLS® #: **A2176451**

Area: **Aspen Woods**

Listing Date: **11/04/24**

List Price: **\$385,989**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 22-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall, Underground

Finished Floor Area

Abv Sqft: **1,205**

Low Sqft:

Ttl Sqft: **1,205**

DOM

47

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Multi Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Playground, Storage**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Int Feat:

No Animal Home, No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Balcony	Main	11`10" x 4`6"
Living Room	Main	12`9" x 13`7"
Laundry	Main	3`11" x 5`9"
Entrance	Main	4`8" x 8`9"
Balcony	Upper	11`8" x 6`7"
Bedroom - Primary	Upper	11`11" x 16`2"
3pc Ensuite bath	Upper	5`0" x 8`1"

Room	Level	Dimensions
Dining Room	Main	10`6" x 9`6"
Kitchen	Main	10`10" x 9`5"
2pc Bathroom	Main	6`6" x 5`5"
Storage	Main	7`0" x 3`10"
Bedroom	Upper	11`11" x 13`4"
Walk-In Closet	Upper	5`8" x 4`10"
4pc Bathroom	Upper	8`6" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$781

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0812741**

Remarks

Pub Rmks: **PROPERTY IS VACANT NOW! Welcome to the perfect blend of style and convenience in this immaculate two-story, two-bedroom condo located in the sought-after community of Aspen Woods. With an underground titled parking stall, this 1206 sq feet beautiful unit offers an ideal living space. The open-concept living room is flooded with natural light from numerous windows, creating a bright and inviting space. Additional features include a big balcony, 2-piece bathroom and an extra storage room for all your essentials. Upstairs, with brand new carpet and underlay, the condo boasts a large primary bedroom capable of accommodating a king-size bedroom set. The primary suite includes a 3-piece en-suite bathroom and a generous walk-in closet and laundry room. An additional 4-piece bathroom is conveniently situated between the two bedrooms. The second huge balcony offers a private outdoor space to relax and unwind. This fantastic location puts you within walking distance of restaurants, shopping, public transportation, and all levels of schools. The vibrant downtown core is just a 10-minute drive away. Book a showing and make this inner-city oasis your own!**

Inclusions:
Property Listed By: **n/a**
RE/MAX Real Estate (Mountain View)

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





