



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 ASPEN STONE Boulevard #2101, Calgary T3H 0K1**

MLS® #: **A2179375**      Area: **Aspen Woods**      Listing Date: **11/16/24**      List Price: **\$299,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Guest,Off Street,Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **621**  
 Low Sqft:  
 Ttl Sqft: **621**

DOM

**4**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 13`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 12`2"</b>
<b>Storage</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$405**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0812741**

Remarks

Pub Rmks: **This Sunny South Corner Condo in the desirable Gallant Ridge Condominium Complex is a fantastic find! With direct patio access onto green space, this unit offers one bedroom plus a den, providing plenty of space for both relaxation and work. Bright, with windows on both the South and West sides, this home is flooded with natural light year-round. Key features include in-suite laundry, 9' ceilings and an open-concept living and dining area, creating an airy and spacious feel. A gorgeous kitchen with maple cabinetry, stainless steel appliances, and plenty of cupboard space. Recent upgrades, include a new dishwasher (May 2024), washer and dryer (March 2024), new vinyl plank flooring in the bedroom, and fresh patio/screen doors. Pet-friendly building with great low condo fees. A private patio that extends your living space outdoors is perfect for enjoying nature and taking your dogs for walks. The condo is situated in a prime location in Aspen Woods, close to everything: Parks, schools, and the Westside Recreation Centre are just a short walk away. Aspen Landing Shopping Centre offers a variety of dining, shopping, and fitness options, including Fergus & Bix, Studio 85, and StretchLab. A short three-minute commute to the LRT station and easy access to downtown and beyond. Plus, with one titled underground parking stall, you won't have to worry about winter weather or parking. Whether you're a first-time buyer, investor, or empty nester, this condo presents an amazing opportunity to live in one of Calgary's most sought-after neighborhoods. Don't miss out—book your viewing today!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Canyon Creek**

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

















