1222 211 Aspen Stone Boulevard SW

Calgary | Active | MLS® A2346179

$347,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2008**	**1,198 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Exceptional opportunity to own a beautiful top-floor, two-storey condo in the prestigious Aspen Woods community. This spacious, well-designed home offers 2 bedrooms and 2.5 bathrooms with an excellent layout with 1198sqft. The main floor features an open-concept kitchen, dining, and living area, with access to a private south-facing balcony. A convenient 2-piece powder room, in-suite laundry, and a generous storage area complete this level.
Upstairs, the primary bedroom includes a walk-in closet and a spacious 3-piece ensuite. The oversized second bedroom also features a walk-in closet and is complemented by a full 4-piece bathroom. A second private south-facing balcony completes the upper level. Abundant closet space throughout the unit provides exceptional storage, while 9-foot ceilings and large south-facing windows fill both levels with natural light.
Additional highlights include a two titled underground parking stall. Easy access to downtown, the mountains and all of your amenities are right in the neighborhood. Close to Calgary's best private schools (Webber Academy, Rundle School, Calgary Academy), Aspen Landing Shopping Centre, Sports grounds, Westside Recreation, C-train station.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346179
Bedrooms	2
Bathrooms	3
Year Built	2008
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,198 sq. ft.
Main Level Finished Area:	601 sq. ft.

Condo Fee:	$912.05
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	2
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2008 (Age: 18)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0811394
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Bathroom
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Gallant Ridge
Community:	Aspen Woods
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Balcony · 12'1" × 4'7" ·
Main Floor	Dining Room · 11' × 9'5" ·
Main Floor	Foyer · 4'11" × 3'1" ·
Main Floor	Kitchen · 11' × 9' ·
Main Floor	Laundry · 5'11" × 3'10" ·
Main Floor	Living Room · 13'6" × 12'2" ·
Upper Level	Balcony · 11'8" × 6'8" ·
Upper Level	Bedroom · 15'5" × 11'10" ·
Upper Level	Bedroom - Primary · 15'11" × 10'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1222-211-aspen-stone-boulevard-sw-calgary-a2346179/

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