

# \$549,900 - 224 Aspen Stone Boulevard Sw, Calgary

MLS® #A2231972

**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.02 Acres

Aspen Woods, Calgary, Alberta

Experience life in Aspen Woods! Welcome to this stylish and well appointed 2 bedroom, 2.5 bath townhouse, perfectly suited for those who appreciate the vibrant lifestyle of Calgary's desirable West Side. The ground level features a versatile flex room, ideal as a home office, fitness space, or studio with direct access to the attached double garage. Upstairs, you'll be greeted by elegant hardwood flooring, rich maple cabinetry, granite countertops, and sleek stainless steel appliances. The open concept main living area includes a generous living room, with access to a deck, a dedicated dining space, and a cozy corner nook perfect for reading or a second work from home setup. A convenient powder room completes this level. The upper floor offers a spacious primary bedroom with a walk-in closet and a private 4 piece ensuite. A second well-sized bedroom accompanied by a 4-piece ensuite bath provide comfort and flexibility for family or guests and dedicated laundry room. This home has been freshly updated with brand new carpet and interior paint making it completely move in ready. Enjoy all that Aspen Woods has to offer, including excellent access to Stoney Trail, the Westside Rec Centre, Aspen Landing shopping, 69th Street LRT, and prestigious schools like Webber Academy. Make this your home today!

Built in 2008

## Essential Information



MLS® #	A2231972
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	224 Aspen Stone Boulevard Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0H6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Treed

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.