



THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #254, Calgary T3N 1V7

MLS® #: **A2098178**

Area: **Redstone**

Listing Date: **12/15/23**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Finished Floor Area

Lot Sz Ar:

132 sqft

Lot Shape:

Abv Sqft:

1,387

Low Sqft:

Ttl Sqft:

1,387

DOM

156

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Corner Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central, Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat:

Kitchen Island

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Second	15`3" x 15`5"	Dining Room	Second	12`0" x 10`8"
Kitchen	Second	10`0" x 11`8"	Pantry	Second	4`8" x 5`2"
2pc Bathroom	Second	5`0" x 4`7"	Bedroom - Primary	Third	9`10" x 14`4"
3pc Ensuite bath	Third	8`5" x 4`11"	Bedroom	Third	7`9" x 9`11"
Laundry	Third	5`9" x 4`3"	4pc Bathroom	Third	7`11" x 4`11"
Bedroom	Third	9`10" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$243

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2010324**

Remarks

Pub Rmks: **Experience exceptional quality, service, and warranty, by the award-winning STREETSIDE DEVELOPMENT, a Qualico company. It is a Corner End Unit 3 BEDROOM & 2.5 BATHROOM Featuring an open concept design on the main level this home has plenty of room for a formal dining area and great room. The large corner kitchen features a flush counter breakfast bar and roomy pantry. The main level also features a good-sized balcony with gas line. The upper level features Two BEDROOMS Full washroom and Master Bedroom with ensuite, and convenient upstairs laundry. The lower level features a single car ATTACHED GARAGE with a LOWER LEVEL FLEX SPACE. The "AVENUE 14.0" also offers plenty of storage space which make this the perfect amount of space for a young family or those looking to right-size. At REDSTONE PARK in Redstone, you get more for a lot less. Affordability comes first, without compromising on the things your family needs such as playgrounds, green spaces and much more. Start your new maintenance-free lifestyle right away in the comfort of your new home in this beautiful community**

Inclusions:
Property Listed By: **N/A
SAVE MAX STAR**

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











