



THE
A-TEAM

**RE/MAX
FIRST**

3 REDSTONE Circle, Calgary T3N 0M8

MLS® #: **A2122697**

Area: **Redstone**

Listing Date: **04/16/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **1,237 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,404**
Low Sqft:
Ttl Sqft: **1,404**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Close to Clubhouse, Corner Lot, Landscaped, Street Lighting, Rectangular Lot, Rock Outcropping**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Lighting, Playground**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	17`1" x 10`11"
Dining Room	Second	11`3" x 11`1"
2pc Bathroom	Second	3`2" x 5`5"
Bedroom	Upper	9`6" x 8`5"
4pc Bathroom	Upper	7`10" x 8`1"
3pc Ensuite bath	Upper	4`11" x 7`10"
Balcony	Second	11`1" x 7`11"

Room	Level	Dimensions
Kitchen	Second	11`2" x 7`11"
Office	Second	4`3" x 4`0"
Bedroom	Upper	8`3" x 9`7"
Laundry	Upper	2`11" x 3`0"
Bedroom - Primary	Upper	12`10" x 12`3"
Foyer	Main	5`7" x 9`11"

Condo Fee: \$358	Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
Legal Desc: 1411005	Remarks	
Pub Rmks:	Beautiful and well- kept END UNIT townhome! Bright, spacious, open concept layout, well designed to everyone's needs. Seller developed part of the double tandem garage to a flex room-(could be a home-office room, exercise room, guest room or bedroom) leaving an oversized single garage. There is also a driveway to use for another car. This unit is perfectly located near the bus stop, shopping & all amenities, Minute drive to the Airport, Cross Iron and easy access to Stoney Trail & Deerfoot Trail.	
Inclusions:	n/a	
Property Listed By:	Greater Calgary Real Estate	

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









