



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 REDSTONE #202, Calgary T3N 1M6**

MLS® #: **A2124110**

Area: **Redstone**

Listing Date: **04/18/24**

List Price: **\$398,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,015**  
Low Sqft:  
Ttl Sqft: **1,015**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 11`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 7`6"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>5`1" x 2`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`9" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`10" x 8`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`6" x 9`8"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Third</b>	<b>5`1" x 3`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$355**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1811983**

Remarks

Pub Rmks: **MODERN 2 BEDROOM, 2.5 BATHROOM TOWNHOME WITH ATTACHED GARAGE IN REDSTONE! As you step into this open concept townhome you will be greeted with contemporary finishings throughout. The kitchen is fitted with thick stone counters and a stainless-steel appliance package including a gas stove...perfect for the chef in the family. The kitchen opens onto the large living and dining area with numerous windows providing natural light and direct access to your private balcony. There is also a 2 piece bath, and access to the attached garage off this level. Upstairs you will find 2 good sized bedrooms each boasting its own luxurious ensuite, as well as the laundry is conveniently located on this level. This home is perfect for those seeking both style, comfort, and convenience. As well as an amazing location with quick access to parks, the ring road, international airport, and upcoming schools and transit...plus low condo fee's, and a family friendly complex with its own playground!**

Inclusions: **N/A**  
Property Listed By: **The Real Estate District**

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











