



THE
A-TEAM

**RE/MAX
FIRST**

215 REDSTONE WALK #204, Calgary T3N 1M6

MLS® #: **A2125444**

Area: **Redstone**

Listing Date: **04/23/24**

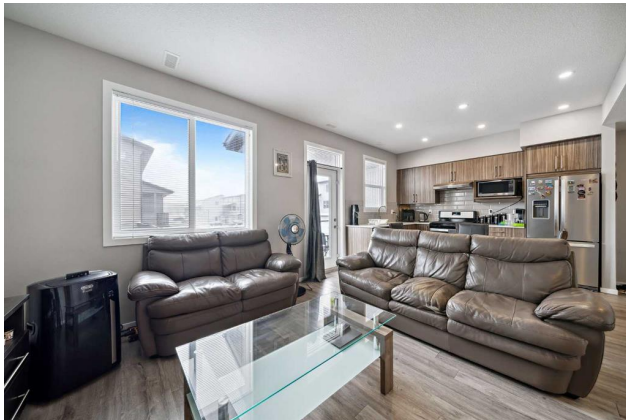
List Price: **\$393,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2021

Lot Information

Finished Floor Area

Abv Sqft:

950

Low Sqft:

Ttl Sqft:

950

Lot Sz Ar:

Lot Shape:

DOM

26

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, Landscaped, Street Lighting
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat:

No Animal Home, No Smoking Home, Stone Counters, Tankless Hot Water

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 11`1"
Foyer	Main	7`6" x 4`0"
Furnace/Utility Room	Main	5`0" x 2`9"
Bedroom	Second	11`4" x 9`11"
4pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`1" x 8`0"
2pc Bathroom	Main	
Bedroom - Primary	Second	11`5" x 9`8"
4pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks:

TURNKEY RENTAL PROPERTY! Great tenants, professional management company in place...or live in this beautiful home after the tenants lease expires! Open concept living, 2 Primary bedrooms each with their own ensuite, plus a half bath and attached garage! The kitchen is fitted with modern cabinetry, stone counters and a stainless-steel appliance package including a gas stove. The kitchen opens onto the large living and dinning 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 personal ensuite. For added convenience the laundry is located on this level. This is a great opportunity to attain a property in this new and thriving family focused community. As well Redstone provides quick access to parks, the ring road, international airport, and upcoming schools and transit. Low condo fee's, well managed complex, and this complex even has its own playground!

Inclusions:
Property Listed By:

N/A
The Real Estate District

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



