



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**640 REDSTONE View, Calgary T3N 0M9**

MLS® #: **A2138909**

Area: **Redstone**

Listing Date: **06/08/24**

List Price: **\$440,000**

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: **1,001 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,547**  
Low Sqft:  
Ttl Sqft: **1,547**

DOM

**100**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Chandelier, Closet Organizers, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Second	13`1" x 11`10"
Living Room	Second	12`10" x 13`1"
Balcony	Second	6`7" x 13`7"
4pc Bathroom	Third	4`11" x 7`9"
4pc Ensuite bath	Third	4`11" x 7`5"
Nook	Main	6`0" x 7`8"
Furnace/Utility Room	Main	3`0" x 5`10"

Room	Level	Dimensions
Dining Room	Second	9`0" x 7`4"
Office	Second	4`3" x 3`8"
Bedroom	Third	9`6" x 13`1"
Bedroom - Primary	Third	10`2" x 10`8"
Entrance	Main	5`1" x 6`4"
2pc Bathroom	Main	2`11" x 6`10"

Legal/Tax/Financial

Condo Fee:  
**\$285**

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

Zoning:  
**M-2**

Legal Desc: **1410773**

Remarks

Pub Rmks: **Location, Location, Location! This delightful townhome in the Redstone community is an ideal blend of contemporary elegance and practicality. Plenty of natural light streams in through the extra windows on both floors, creating a cozy and inviting ambiance throughout the home. As you step inside, You are greeted by an inviting open foyer. Nearby, you'll find a half bath, utility room, and convenient access to the heated garage. Move upstairs to an open living area that's perfect for both unwinding and entertaining is connected, with a deck just outside perfect for family gatherings and sunny days. The kitchen is a chef's dream, featuring a modern cabinetry, granite countertops, and high-end stainless-steel appliances. The second floor boasts two generously sized bedrooms and two full baths ensuring comfort and privacy for everyone. A designated laundry area with ample storage space completes this level. Additionally, you're just a short walk from plazas offering all the essentials. Don't miss the opportunity to make this beautiful townhome your own. Schedule a showing today with your favourite Realtor and take the first step toward your new home sweet home!**

Inclusions: **N/A**

Property Listed By: **Diamond Realty & Associates LTD.**

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