



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2140591**      Area: **Redstone**      Listing Date: **06/15/24**      List Price: **\$408,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **1,001 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,267**  
 Low Sqft:  
 Ttl Sqft: **1,267**

DOM

**93**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Interior Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Mixed,Stone**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 13`1"
Kitchen	Main	9`8" x 13`1"
3pc Ensuite bath	Upper	7`5" x 4`11"
4pc Bathroom	Upper	7`8" x 4`10"
Entrance	Lower	4`9" x 4`8"
Mud Room	Lower	6`4" x 3`3"
Balcony	Main	13`5" x 6`8"

Room	Level	Dimensions
Dining Room	Main	11`8" x 8`11"
Bedroom - Primary	Upper	13`10" x 10`10"
Laundry	Upper	5`0" x 3`4"
Bedroom	Upper	13`1" x 9`5"
Den	Lower	10`9" x 7`6"
2pc Bathroom	Lower	6`10" x 2`9"

Legal/Tax/Financial

Condo Fee:  
**\$281**

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

Zoning:  
**M-2**

Legal Desc: **1410773**

Remarks

Pub Rmks: **Welcome to your new home nestled in a serene neighborhood! This charming 2-bedroom, 2.5-bathroom townhouse offers comfortable living with modern amenities. Featuring a single-car garage with convenient storage shelves, vaulted ceilings in the primary bedroom, and a bright balcony boasting stunning mountain views, this residence blends convenience with natural beauty. Enjoy easy access to the nearby playground, perfect for leisurely strolls and outdoor activities. Don't miss the opportunity to make this inviting townhouse your own!**

Inclusions: **n/a**  
Property Listed By: **RE/MAX Key**

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