



THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #254, Calgary T3N 1V7

MLS® #: **A2146067**

Area: **Redstone**

Listing Date: **07/01/24**

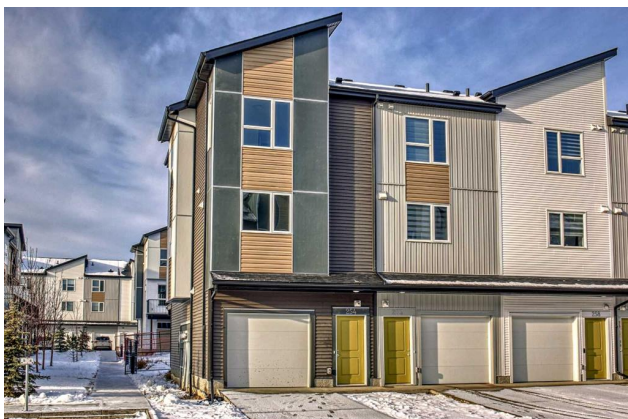
List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **132 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,387**
Low Sqft:
Ttl Sqft: **1,387**

DOM

142
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	15`3" x 15`5"
Kitchen	Second	10`0" x 11`8"
2pc Bathroom	Second	5`0" x 4`7"
3pc Ensuite bath	Third	8`5" x 4`11"
Laundry	Third	5`9" x 4`3"
Bedroom	Third	9`10" x 11`2"

Room	Level	Dimensions
Dining Room	Second	12`0" x 10`8"
Pantry	Second	4`8" x 5`2"
Bedroom - Primary	Third	9`10" x 14`4"
Bedroom	Third	7`9" x 9`11"
4pc Bathroom	Third	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$243

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2010324**

Remarks

Pub Rmks: **Experience exceptional quality, service, and warranty, by the award-winning STREETSIDE DEVELOPMENT, a Qualico company. It is a Corner End Unit 3 BEDROOM & 2.5 BATHROOM Featuring an open concept design on the main level this home has plenty of room for a formal dining area and great room. The large corner kitchen features a flush counter breakfast bar and roomy pantry. The main level also features a good-sized balcony with gas line. The upper level features Two BEDROOMS Full washroom and Master Bedroom with ensuite, and convenient upstairs laundry. The lower level features a single car ATTACHED GARAGE with a LOWER LEVEL FLEX SPACE. The "AVENUE 14.0" also offers plenty of storage space which make this the perfect amount of space for a young family or those looking to right-size. At REDSTONE PARK in Redstone, you get more for a lot less. Affordability comes first, without compromising on the things your family needs such as playgrounds, green spaces and much more. Start your new maintenance-free lifestyle right away in the comfort of your new home in this beautiful community**

Inclusions:
Property Listed By: **N/A**
Save Max Star

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

