

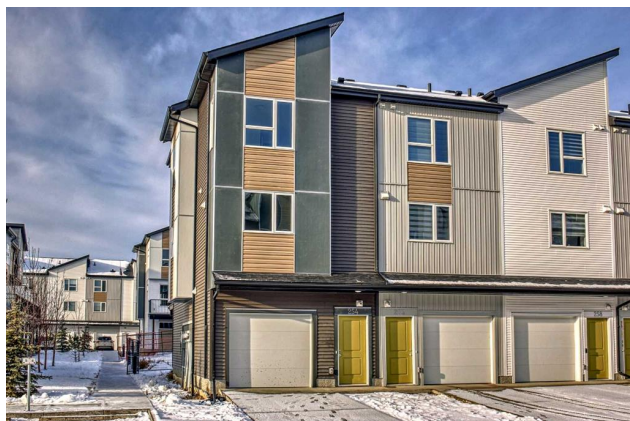


THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #254, Calgary T3N 1V7

MLS® #: **A2146067** Area: **Redstone** Listing Date: **07/01/24** List Price: **\$510,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **1,387**
 Low Sqft:
 Ttl Sqft: **1,387**

DOM

77
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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

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 | Room | Level | Dimensions |
|------------------|--------|---------------|-------------------|--------|---------------|
| Living Room | Second | 15`3" x 15`5" | Dining Room | Second | 12`0" x 10`8" |
| Kitchen | Second | 10`0" x 11`8" | Pantry | Second | 4`8" x 5`2" |
| 2pc Bathroom | Second | 5`0" x 4`7" | Bedroom - Primary | Third | 9`10" x 14`4" |
| 3pc Ensuite bath | Third | 8`5" x 4`11" | Bedroom | Third | 7`9" x 9`11" |
| Laundry | Third | 5`9" x 4`3" | 4pc Bathroom | Third | 7`11" x 4`11" |
| Bedroom | Third | 9`10" x 11`2" | | | |

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

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