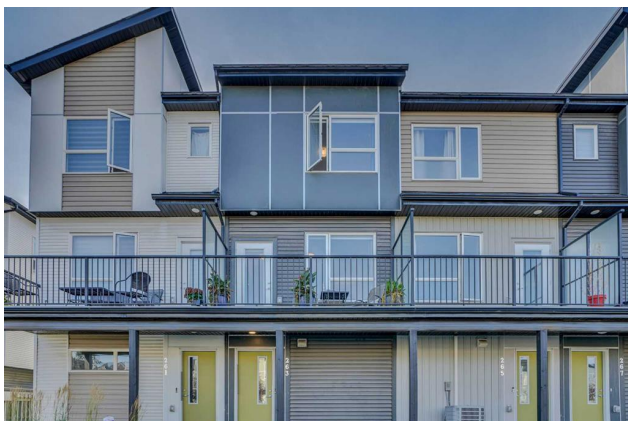


**263 REDSTONE Boulevard, Calgary T3N 1V7**

MLS®#: **A2160367** Area: **Redstone** Listing Date: **09/07/24** List Price: **\$474,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,473**  
 Low Sqft:  
 Ttl Sqft: **1,473**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape, Street Lighting**  
 Park Feat: **Garage Door Opener, On Street, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Range, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked**  
 Int Feat: **Granite Counters, Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Main	18`9" x 3`5"	Kitchen	Second	13`5" x 8`10"
Living Room	Main	15`4" x 9`8"	2pc Bathroom	Second	4`10" x 4`8"
Dining Room	Second	15`4" x 9`2"	Living Room	Second	14`0" x 13`5"
3pc Ensuite bath	Third	8`11" x 5`5"	4pc Ensuite bath	Third	7`11" x 5`4"
Bedroom	Third	11`0" x 10`3"	Bedroom - Primary	Third	11`10" x 11`1"
Laundry	Third	3`8" x 3`5"			

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Leasehold**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2010324**

Remarks

Pub Rmks: **Welcome to this spacious and well-lit three-storey townhouse, perfectly designed for modern living in a prime location. Starting on the main floor, you'll find a versatile living room that can double as a home office, offering flexibility to suit your lifestyle. This level also includes a mechanical room and an attached single garage, ensuring convenience at every turn. Moving up to the second floor, a bright and airy living room welcomes you, seamlessly connecting to a gorgeous kitchen featuring granite countertops, a breakfast counter, and a dedicated dining area. A two-piece washroom adds practicality, while the living room opens onto a beautiful terrace/balcony, perfect for outdoor enjoyment. The third floor houses two comfortable bedrooms, each with its own attached bathroom for added privacy. The primary bedroom offers his and her closets, while the second bedroom includes a dedicated closet. A conveniently located laundry room completes this floor, making daily tasks a breeze. Ideally located close to the airport, public parks, shopping areas, schools, and a nearby shopping mall, this townhouse perfectly blends comfort and accessibility for a modern lifestyle.**

Inclusions: **none**  
Property Listed By: **Royal LePage METRO**

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

