



706 REDSTONE Crescent, Calgary T3N1M3

MLS®#: **A2161204** Area: **Redstone** Listing Date: **08/28/24** List Price: **\$449,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **1,188**
 Lot Sz Ar: **990 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,188**

Access:
 Lot Feat: **Back Yard, No Neighbours Behind**
 Park Feat: **Assigned, Stall**

DOM

21
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed, Wood Frame**
 Heating: **Central** Flooring: **Carpet, Laminate, Tile**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 10`2"	Dining Room	Main	13`1" x 8`10"
Kitchen	Main	13`1" x 12`6"	2pc Bathroom	Main	4`9" x 5`4"
Bedroom - Primary	Upper	12`4" x 10`11"	4pc Ensuite bath	Upper	4`11" x 10`10"
Bedroom	Upper	12`4" x 10`10"	3pc Ensuite bath	Upper	4`11" x 9`11"
Bedroom	Basement	10`0" x 9`8"	3pc Bathroom	Basement	5`8" x 11`2"
Game Room	Basement	13`8" x 15`4"			

Legal/Tax/Financial

Condo Fee:
\$323

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

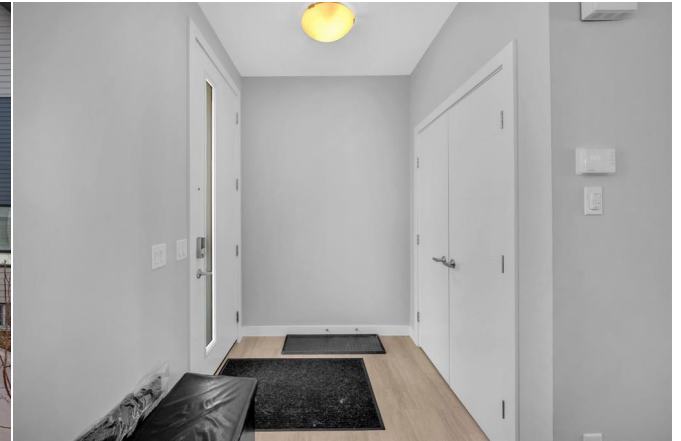
Legal Desc: **1810978**

Remarks

Pub Rmks: **Discover unbeatable value in one of Northeast Calgary's most sought-after communities! This charming 2-story townhouse presents an ideal living space for families, offering 2 bedrooms, 2.5 bathrooms, and a generous 1188 sq ft layout (1700+ total finished space). You'll appreciate the convenience of two master bedrooms, each complete with its own ensuite and walk-in closet, providing ample space and privacy. Step into the upgraded kitchen and experience the joy of cooking with modern amenities, including an electric stove, quartz countertops, and stainless steel appliances. The main floor boasts a spacious living area, perfect for relaxation or entertaining guests, while the adjacent dining room sets the stage for memorable meals with loved ones. Venture downstairs to the finished basement and discover even more possibilities. A full washroom, cozy bedroom, and versatile recreational area offer additional space for relaxation, hobbies, or hosting guests. The unit comes with a central Air Conditioner as well! Convenience is key with amenities like public transportation, playgrounds, and shopping centers just moments away. Plus, enjoy easy access to major routes like Stony Trail and proximity to the Calgary International Airport. Don't let this opportunity pass you by - seize the chance to own a piece of Northeast Calgary's vibrant community and make this exceptional townhouse your new home!**

Inclusions: **N/A**
Property Listed By: **Executive Real Estate Services**

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











706 Redstone Cres, Calgary, AB

Main Floor Exterior Area 551.14 sq ft
Interior Area 528.65 sq ft

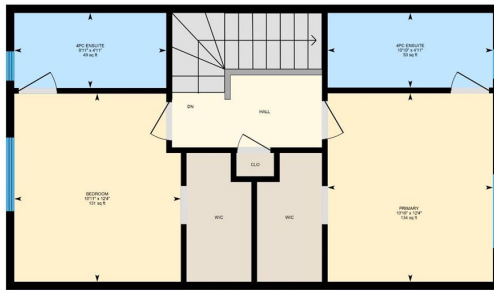


0 3 6 9
PREPARED: 2024/06/23

While regions are excluded from total floor area in QUOTE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

706 Redstone Cres, Calgary, AB

Upper Floor Exterior Area 507.21 sq ft
Interior Area 550.08 sq ft



0 3 6 9
PREPARED: 2024/06/23

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706 Redstone Cres, Calgary, AB

Basement (Below Ground) Exterior Area 542.71 sq ft
Interior Area 491.35 sq ft



0 3 6 9
PREPARED: 2024/06/23

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