



THE
A-TEAM

**RE/MAX
FIRST**

515 REDSTONE Walk #202, Calgary T3N 1M5

MLS® #: **A2161797** Area: **Redstone** Listing Date: **09/02/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Front Drive, Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,018**
 Low Sqft:
 Ttl Sqft: **1,018**

DOM

45

Layout

Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 and Half Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Asphalt, Shingle Siding**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, High Ceilings**
 Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| Bedroom - Primary | Second | 10`0" x 12`2" |
| Bedroom | Second | 9`7" x 9`0" |
| 2pc Bathroom | Main | 4`8" x 5`0" |
| Kitchen | Main | 7`11" x 10`2" |
| Dining Room | Main | 12`7" x 10`4" |

| Room | Level | Dimensions |
|-----------------------------|---------------|-----------------------|
| Bedroom | Second | 9`3" x 9`0" |
| Living Room | Main | 10`11" x 12`8" |
| 4pc Bathroom | Second | 7`7" x 8`5" |
| Balcony | Main | 13`6" x 6`8" |
| Furnace/Utility Room | Main | 3`2" x 3`3" |

Legal/Tax/Financial

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983;30**

Remarks

Pub Rmks: **FIRST TIME HOME BUYERS ALERT; Discover modern comfort and convenience in this inviting 3-bedroom, 1.5-bathroom home located in the desirable community of REDSTONE. Step inside to find a spacious open floor plan that seamlessly connects the living, dining, and kitchen areas, ideal for both daily living and entertaining guests. The kitchen features sleek countertops, stainless steel appliances, and ample storage space, making it a chef's delight. The primary bedroom is a retreat with its own ensuite bathroom and a generous size closet, providing a private sanctuary within your home. Two additional bedrooms offer flexibility for a growing family or a dedicated home office space. A big balcony with BBQ gas line could be your summer oasis. Completing this home is a convenient single attached garage, ensuring your vehicles are sheltered year-round from the elements. Located in Redstone, you'll enjoy easy access to local amenities, parks, and commuter routes, making it an ideal choice for modern living. Don't miss your chance to own this well-appointed Condo in a sought-after community. Call your favorite agent to Schedule your private tour today!**

Inclusions: **non**
Property Listed By: **eXp Realty**

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





