



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**415 REDSTONE Walk #202, Calgary T3N0A9**

MLS®#: **A2163645**

Area: **Redstone**

Listing Date: **09/06/24**

List Price: **\$408,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,116**  
Low Sqft:  
Ttl Sqft: **1,116**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **See Remarks**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Range, Gas Stove, Microwave**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	4`8" x 4`11"	Kitchen	Second	10`0" x 10`10"
4pc Bathroom	Third	9`3" x 8`6"	Bedroom	Third	12`0" x 10`9"
Foyer	Second	7`8" x 8`6"	Living Room	Second	14`4" x 12`9"
Bedroom	Third	9`3" x 9`0"	Bedroom - Primary	Third	11`0" x 12`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$359**

**Fee Simple**

**M-1**

Fee Freq:

**Monthly**

Legal Desc: **1811983**

Remarks

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Pub Rmks: **Welcome to the beautiful Redstone community. This meticulously maintained 3-story townhouse, boasting 1116.53 square feet of contemporary living space. Granite features a 20,000 sq.ft. green space, complete with playground, BBQ area, pergola & ample green space for families to enjoy. Welcome Home to discover this beautiful MULTI-LEVEL TOWN HOME with HEATED GARAGE & SEPARATE ENTRANCE boasting an OPEN FLOOR PLAN maximizing every inch offering luxury QUARTZ Countertops through out, stunning Slab Style cabinets & sleek stainless-steel appliances - GAS STOVE. Enjoy 3 BEDROOMS,1.5 BATHS, In suite Laundry & the lovely generous Balcony creating an additional out door living space. Granite's location has quick access to Stoney Trail, Metis Trail & Deerfoot Trail. Located close to the Calgary International Airport, Costco & CrossIron Mills Mall & future plans to expand the LRT to Redstone. Schedule your showing today to experience the charm and convenience this townhouse has to offer.**

Inclusions: **ALL APPLIANCES**  
Property Listed By: **RE/MAX iRealty Innovations**

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