

301 REDSTONE Boulevard #436, Calgary T3N1V7

MLS® #: **A2169290** Area: **Redstone** Listing Date: **09/27/24** List Price: **\$455,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Nov** 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:

Access:

Lot Feat: **City Lot, See Remarks**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,476**
 Low Sqft:
 Ttl Sqft: **1,476**

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Concrete, Mixed, Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Game Room	Main	13`4" x 15`2"
2pc Bathroom	Second	4`8" x 4`8"
Kitchen	Second	13`5" x 8`10"
3pc Ensuite bath	Third	5`4" x 8`7"
Bedroom	Third	11`1" x 10`2"

Room	Level	Dimensions
Furnace/Utility Room	Main	3`5" x 18`6"
Dining Room	Second	9`1" x 9`5"
Living Room	Second	13`5" x 20`1"
4pc Ensuite bath	Third	5`4" x 8`0"
Bedroom - Primary	Third	11`1" x 11`9"

Legal/Tax/Financial

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2010324**

Remarks

Pub Rmks: **Best for First time home buyers ! Investors. Welcome to your new home in the vibrant, growing community of Redstone ! This beautiful 1,476 sq ft townhome offers an ideal combination of style, comfort, and convenience. Boasting 2 spacious master bedrooms—each with its own private ensuite—this property is perfect for those seeking privacy and modern living. As you enter, you'll find a single attached garage with ample space for additional storage. Upstairs, the main living area opens up to a bright, airy, and open-concept design. The modern kitchen features sleek countertops, a roomy pantry, and an inviting breakfast bar, seamlessly flowing into the dining and living areas. Step out onto the huge, EAST -facing balcony, perfect for enjoying Mornings or entertaining guests with year-round BBQs, thanks to the gas hookup. A convenient 2-piece bathroom completes this floor. Upstairs, the two large master bedrooms offer full privacy and comfort, each with its own ensuite. The upper-floor laundry provides added convenience, eliminating the need to haul laundry up and down stairs. Located just minutes away from parks, walking trails, schools, and shopping centers, this home offers a perfect blend of tranquility and accessibility. With quick access to major highways and only a short drive to cross iron Mall and International Airport , the convenience of this location is unmatched. Don't miss this opportunity to own a modern townhome in a highly sought-after neighborhood! Immediate possession is available. Contact us today to schedule your private showing!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







