



THE
A-TEAM

**RE/MAX
FIRST**

165 REDSTONE Drive, Calgary T3N1M5

MLS® #: **A2171294** Area: **Redstone** Listing Date: **10/07/24** List Price: **\$229,900**
 Status: **Active** County: **Calgary** Change: **-\$29k, 22-Nov** 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:

Finished Floor Area
 Abv Sqft: **544**
 Low Sqft:
 Ttl Sqft: **544**

DOM
75
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Courtyard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Slab**
 Kitchen Appl: **Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, Granite Counters, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`1" x 11`1"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	3`5" x 9`2"	Living Room	Main	10`11" x 10`7"
Kitchen With Eating Area	Main	9`1" x 11`3"			

Legal/Tax/Financial

Condo Fee:
\$193

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks: **Welcome to your perfect urban retreat in the desirable community of Redstone, Calgary! This charming 1-bedroom bungalow-style stacked townhouse offers a contemporary and open-concept design, ideal for modern living. Step inside to discover stunning granite countertops and stylish vinyl plank flooring that seamlessly blends aesthetics with functionality. The spacious living area invites natural light, creating a warm and welcoming atmosphere, perfect for entertaining or relaxing at home. Cook up your favorite meals in the well-appointed kitchen, featuring sleek cabinetry and ample prep space. This property is equipped with an instant hot water tank and a hydronic forced air heating system, ensuring your comfort year-round. Whether you're looking for an investment opportunity or your first home, this townhouse is an exceptional choice. With its prime location and modern amenities, it presents a fantastic entry-level opportunity in Calgary's thriving real estate market.**

Inclusions:
Property Listed By: **NA
CIR Realty**

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



