

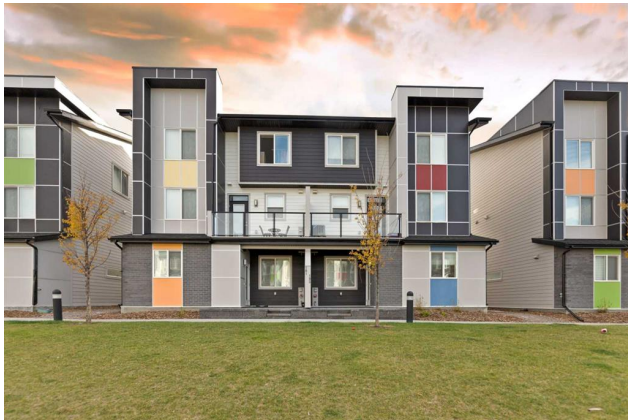


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 REDSTONE Walk #102, Calgary T2N 1M6**

MLS®#: **A2172147**      Area: **Redstone**      Listing Date: **10/09/24**      List Price: **\$260,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **546**  
 Low Sqft:  
 Ttl Sqft: **546**

DOM

**44**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`10" x 10`7"	Bedroom - Primary	Main	12`0" x 11`1"
Kitchen	Main	11`4" x 10`10"	4pc Bathroom	Main	7`4" x 6`9"

Legal/Tax/Financial

Condo Fee: **\$198**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq:

**Monthly**

Legal Desc: **1811983**

Remarks

Pub Rmks: **Welcome to Redstone, one of Calgary's vibrant and growing communities, where you'll find this modern 1-bedroom, 1-bathroom single-level townhome. With 527 square feet of thoughtfully designed living space, this home combines contemporary style with everyday convenience, making it an ideal opportunity for investors or first-time buyers. Built in 2020, this townhome radiates a chic, urban vibe. The kitchen and bathroom are beautifully finished with quartz countertops, while the kitchen also features sleek subway tile and high-end stainless-steel appliances, creating a functional yet stylish space for cooking and dining. In-suite laundry further enhances the home's practicality, making daily chores a breeze. With condo fees under \$200 per month, this property offers both comfort and affordability. One of the highlights is the spacious front patio, overlooking a serene interior courtyard—perfect for unwinding or hosting small get-togethers. Located in the heart of Redstone, the townhome is conveniently close to shopping, amenities, and major roadways, ensuring easy commutes. The included outdoor parking stall adds extra convenience, especially in this bustling neighborhood. This well-priced and tastefully designed townhome is more than just a home—it's an investment in modern, low-maintenance living. Don't miss out on this fantastic opportunity to be part of Redstone's dynamic community. Contact us today to schedule a private viewing and discover the perfect balance of style and function in this stunning property!**

Inclusions: **None**  
Property Listed By: **Real Broker**

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



