



THE
A-TEAM

**RE/MAX
FIRST**

317 REDSTONE View, Calgary T3N 0M9

MLS®#: **A2175107** Area: **Redstone** Listing Date: **10/27/24** List Price: **\$409,990**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **954 sqft**
 Lot Shape:

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Storage**

Construction: **Composite Siding,Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`1" x 8`8"	Furnace/Utility Room	Main	8`7" x 6`3"
2pc Bathroom	Second	6`11" x 2`6"	Dining Room	Second	9`1" x 6`0"
Kitchen	Second	17`9" x 10`1"	Living Room	Second	20`2" x 13`5"
3pc Ensuite bath	Third	4`11" x 9`4"	4pc Bathroom	Third	8`0" x 5`7"
Bedroom	Third	9`0" x 15`8"	Bedroom - Primary	Third	10`9" x 13`5"

Legal/Tax/Financial

Condo Fee:
\$291

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1410773**

Remarks

Pub Rmks: **Welcome to the vibrant community of Redstone! This bright and inviting 2-bedroom, 2.5-bathroom condo offers an open-concept layout filled with natural light and warm, modern finishes that create a cozy, welcoming atmosphere. As you step inside, you'll find a spacious hallway leading to the attached single-car heated garage. The main floor boasts an open layout with a well-appointed kitchen featuring quartz countertops, stainless steel appliances (including a brand new electric stove and a newer dishwasher), and a sizable pantry—ideal for keeping things organized. The living and dining areas offer plenty of room for relaxation or entertaining, with a convenient half-bathroom for guests. Upstairs, the primary bedroom offers an ensuite with a granite countertop, while a second full bathroom—also featuring a granite countertop—and a laundry area add extra convenience. The second bedroom boasts a stunning vaulted ceiling, enhancing its charm and spacious feel. Located near major highways, shopping, and the Calgary International Airport, this home offers exceptional convenience and accessibility. Don't miss out—schedule your showing today!**

Inclusions:
Property Listed By: **None**
Keller Williams BOLD Realty

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







