



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 REDSTONE Crescent, Calgary T3N 1M4**

MLS® #: **A2175183**      Area: **Redstone**      Listing Date: **10/28/24**      List Price: **\$399,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$21k, 25-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **65 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,189**  
 Low Sqft:  
 Ttl Sqft: **1,189**

DOM

**36**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Cul-De-Sac**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Mixed**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 7`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`4" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`0" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`5" x 4`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`6" x 4`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$325**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1810978**

Remarks

Pub Rmks: **This charming 2-story townhouse presents an ideal living space for families, offering 2 bedrooms, 2.5 bathrooms, and a generous 1189 sq ft living space . Open concept kitchen and experience the joy of cooking. The main floor has a spacious living area, perfect entertaining guests. Second floor has 2 very good size bedroom and full bathroom. Public transit and shopping centers minutes away. Plus, enjoy easy access to major routes like Stony Trail and proximity to the Calgary International Airport.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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







