



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 RED EMBERS Parade #520, Calgary T3N 1P7**

MLS® #: **A2178122**

Area: **Redstone**

Listing Date: **11/07/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **871 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **987**  
Low Sqft:  
Ttl Sqft: **987**

DOM

**14**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **Townhouse**

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

Access:  
Lot Feat: **Treed**  
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 4`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`6" x 16`4"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`0" x 6`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`6" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 9`2"</b>

**Game Room**

**Basement**

**9`8" x 11`0"**

Legal/Tax/Financial

Condo Fee:  
**\$198**

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

Zoning:  
**M-1**

Legal Desc: **1911062**

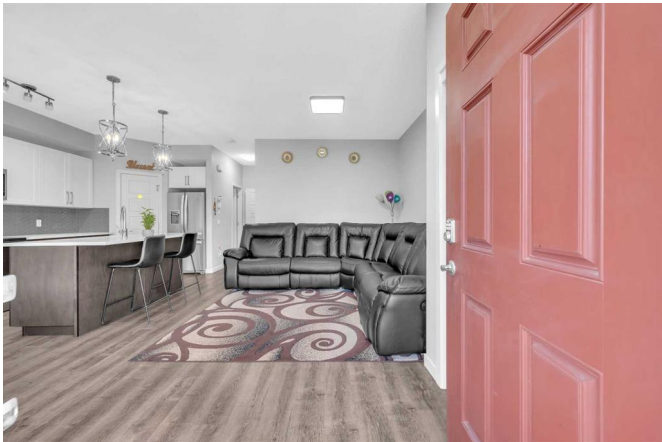
Remarks

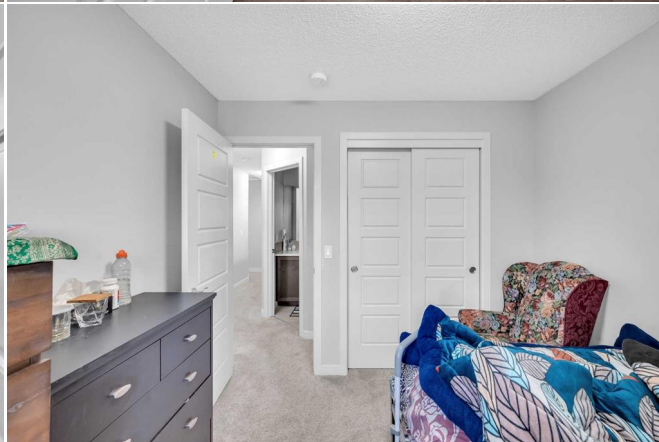
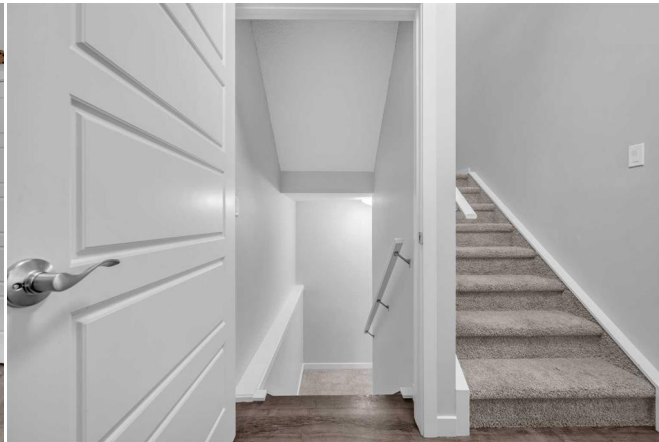
Pub Rmks: **Welcome to this well-maintained gem in the highly sought-after community of Redstone, NE Calgary! This beautiful home offers modern finishes and a thoughtfully designed layout perfect for comfortable living. The open-concept main floor features a spacious kitchen with stylish two-tone cabinetry, stainless steel appliances, quartz countertops, and a convenient island with seating - ideal for both cooking and entertaining. The bright living area flows seamlessly, providing a warm and inviting space for family gatherings. This home also boasts a fully finished basement with an additional bedroom, bathroom, and a versatile recreation room - perfect for extended family, guests, or a cozy entertainment space. Located just a 2-minute walk to essential amenities, including a grocery store, Dollarama, restaurants, and a liquor store, this property ensures everyday conveniences are right at your doorstep. Public transit is also just a short walk away, making commuting a breeze. Redstone is known for its welcoming community feel, extensive parks, and green spaces, making it one of the most desirable neighborhoods in NE Calgary. With its unbeatable location, finished basement, and move-in-ready condition, this home is perfect for first-time buyers, growing families, or savvy investors. Don't miss the opportunity to make this wonderful home your own - schedule a showing today!**

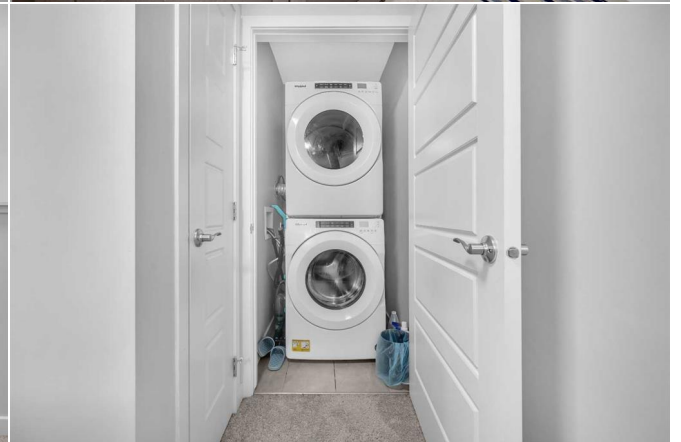
Inclusions: **None**  
Property Listed By: **CIR Realty**

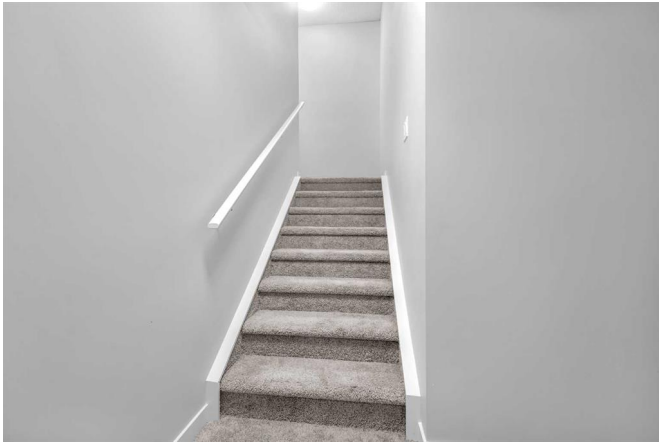
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

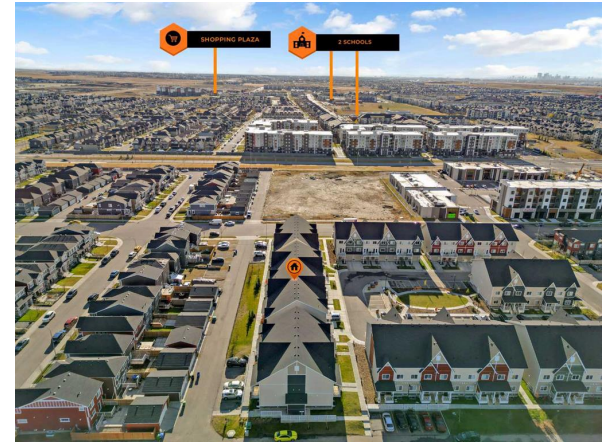
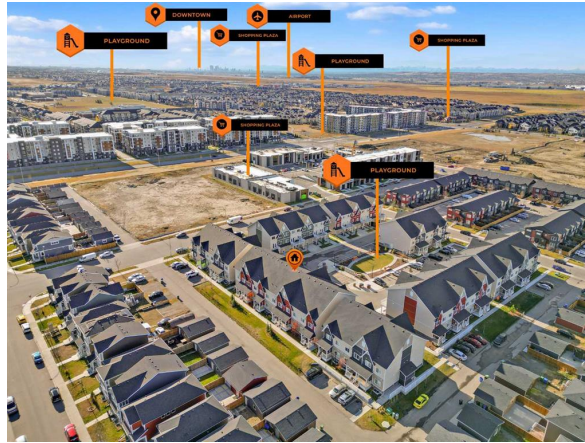












**520-32 Red Embers Parade, Calgary, AB**

Main Floor Exterior Area 245.00 sq ft  
Interior Area 450.25 sq ft



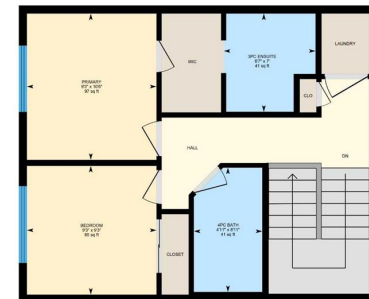
0 2 4 ft

PREPARED: 2024/1/08

White regions are excluded from total floor area in IUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**520-32 Red Embers Parade, Calgary, AB**

Upper Floor Exterior Area 245.10 sq ft  
Interior Area 451.25 sq ft



0 2 4 ft

PREPARED: 2024/1/08

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520-32 Red Embers Parade, Calgary, AB

Basement (Below Grade) Exterior Area 527.31 sq ft  
Interior Area 474.71 sq ft



PREPARED: 2024-11-08



While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.