



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 REDSTONE Walk #203, Calgary T3N 1M6**

MLS®#: **A2181810**

Area: **Redstone**

Listing Date: **12/02/24**

List Price: **\$440,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,112**

Low Sqft:

Ttl Sqft: **1,112**

DOM

**19**

Layout

Beds: **3 (3 )**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, No Neighbours Behind  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Carpet, 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: **High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`3" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`2" x 2`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$356

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1811983

Remarks

Pub Rmks: **Discover Your Dream Home: 24/7 Virtual Open House! Welcome to this exceptional end-unit townhome, where style, comfort, and affordability come together in perfect harmony. Thoughtfully designed for modern living, this home offers an upscale ambiance that's sure to impress. Step into the spacious living area and be greeted by a chef-inspired kitchen, complete with elegant quartz countertops and sleek stainless steel appliances. The expansive balcony overlooking a lush greenspace providing the perfect backdrop for unwinding after a long day. Relax with family and friends in the open concept living/dining room- a true entertainers dream! This beautiful home also features three generously sized bedrooms, offering plenty of space for families at any stage of life. Convenience abounds with a full bathroom on the upper level and an additional powder room on the main floor, ensuring practicality and ease. Enjoy the added benefits of in-unit laundry, single attached garage, and visitor parking making daily living hassle-free. Nestled in the sought-after Redstone community, this home is just steps from public transit and minutes from premier shopping destinations like CrossIron Mills and Costco. Nearby parks, walking paths, and schools add to the appeal, while quick access to Stoney Trail and Deerfoot Trail ensures effortless commuting. Not to mention, just a 7 minute drive to the Calgary International Airport! Welcome to your new chapter in Redstone—a home that truly has it all!**

Inclusions: n/a  
Property Listed By: Real Broker

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













