

130 REDSTONE Walk #203, Calgary T3N 1M6

MLS® #: **A2181810** Area: **Redstone** Listing Date: **12/02/24** List Price: **\$429,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 20-Jan** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,112**
 Low Sqft:
 Ttl Sqft: **1,112**

DOM
61
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

**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	Room	Level	Dimensions
Eat in Kitchen	Main	13`3" x 10`4"	Living Room	Main	12`8" x 11`1"
Laundry	Upper	3`2" x 2`11"	Bedroom - Primary	Upper	12`2" x 10`0"
Bedroom	Upper	9`8" x 8`11"	Bedroom	Upper	9`3" x 8`11"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

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 fully finished/painted 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







