



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**37 REDSTONE Circle, Calgary T3N 0M8**

MLS®#: **A2182116**      Area: **Redstone**      Listing Date: **12/05/24**      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: **2014**  
Lot Information  
 Lot Sz Ar: **91 sqft**  
 Lot Shape:

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile, Laminat**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`4" x 5`6"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 8`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 9`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 12`4"</b>

Legal/Tax/Financial

Condo Fee: **\$357**      Title: **Fee Simple**      Zoning: **M-G**

Fee Freq:  
**Monthly**

Legal Desc: **1411005**

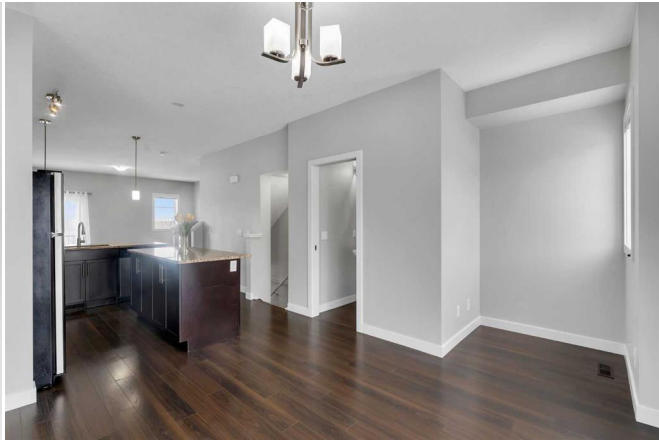
Remarks

Pub Rmks: **END UNIT TOWNHOUSE | 3 BEDS, 2+1 BATHS | DOUBLE OVERSIZED TANDEM GARAGE | BACK TO GREEN SPACE | Welcome to your new home at 37 Redstone Circle NE Calgary. The cozy 3-storey townhome boast a spacious living space of nearly 1,500 sqft with 3 bedrooms and 2.5 bathrooms. The OVERSIZED TANDEM attached garage with 37 feet depth can easily fit 2 cars in garage and still have lot of room for storage. The 1st floor is full of natural light thanks to the open layout plan, connecting the living room with kitchen and dining. Counter top and kitchen island are made of granite adding luxury and value to your living space. A half-bathroom is on this floor for your family and guest's convenience. Up to the 2nd floor, there are 3 bedrooms, with 1 master bedroom and 3pc ensuite for your privacy and comfort. The master bedroom also has a big window with a view to the green space, imaging waking up every morning in this tranquility. The other two bedrooms are of good-sized and enough closet for your clothing. A newer set of washer and dryer are located on this floor convenient for doing laundry. Located in a very well-managed complex, let assured your outside environment are in good hands. The END UNIT Townhouse gives you more privacy and space. Within only 1.5km, you will find anything you may need: restaurant, convenient store, medical clinic, hair salon, day care, you name it. The Redstone View Lake is only 750m away suitable for a walk everyday. Don't miss the chance owning this beautiful house in this friendly community. Call your favorite Realtor and make it home !**

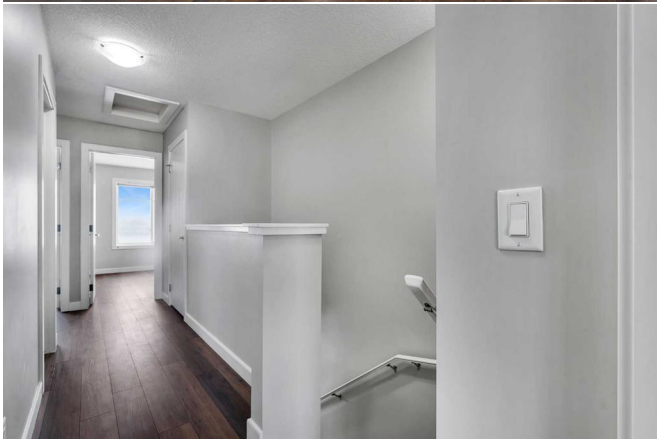
Inclusions:  
Property Listed By: **None  
CIR Realty**

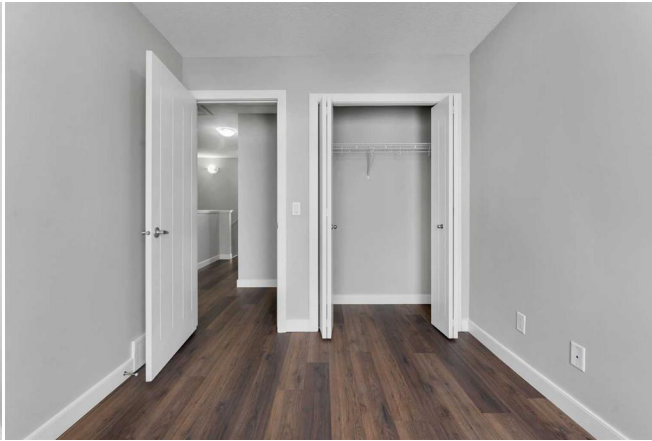
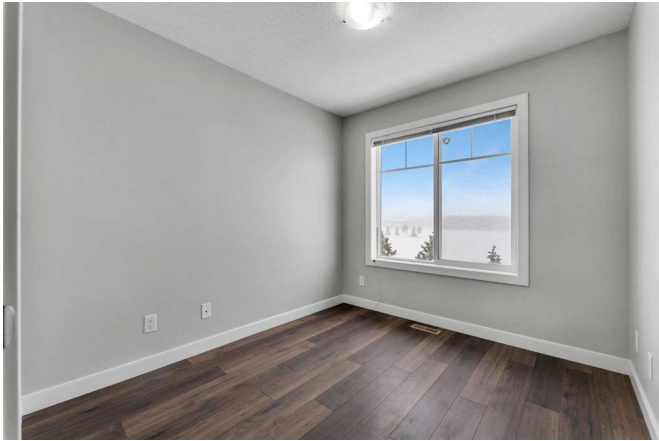
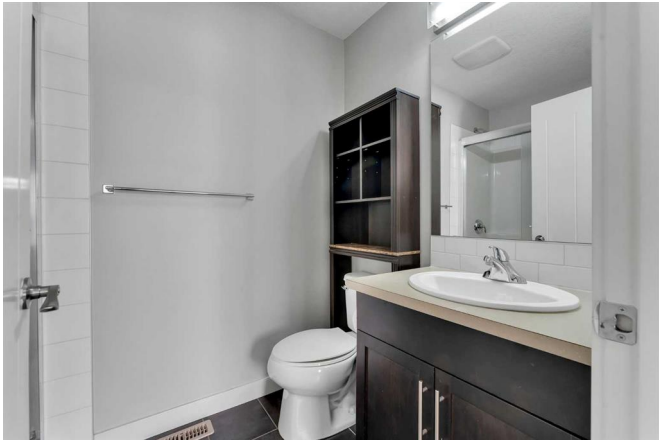
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









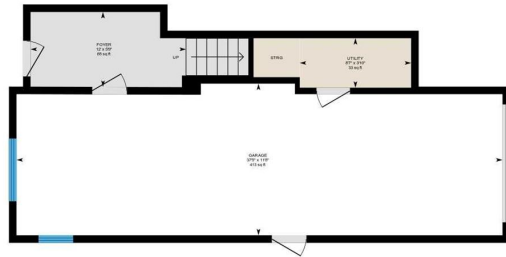






**37 Redstone Cir NE, Calgary, AB**

Ground Floor Exterior Area 186.14 sq ft  
Interior Area 126.24 sq ft  
Excluded Area 433.24 sq ft



0 3 6 ft

PREPARED: 2024/12/05



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

**37 Redstone Cir NE, Calgary, AB**

1st Floor Exterior Area 443.75 sq ft  
Interior Area 378.75 sq ft



0 4 8 ft

PREPARED: 2024/12/05



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**37 Redstone Cir NE, Calgary, AB**

2nd Floor Exterior Area 472.19 sq ft  
Interior Area 404.46 sq ft



0 3 6 ft

PREPARED: 2024/12/05



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