



THE
A-TEAM

**RE/MAX
FIRST**

32 RED EMBERS Parade #520, Calgary T3N 1P7

MLS® #: **A2183251**

Area: **Redstone**

Listing Date: **12/11/24**

List Price: **\$414,900**

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: **1,095**
Low Sqft:
Ttl Sqft: **1,095**

DOM

10
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

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/Bsm: **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

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

Condo Fee:
\$198

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

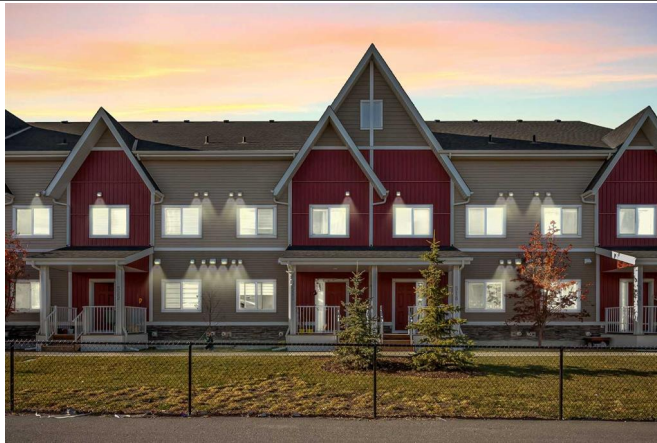
Legal Desc: **1911062**

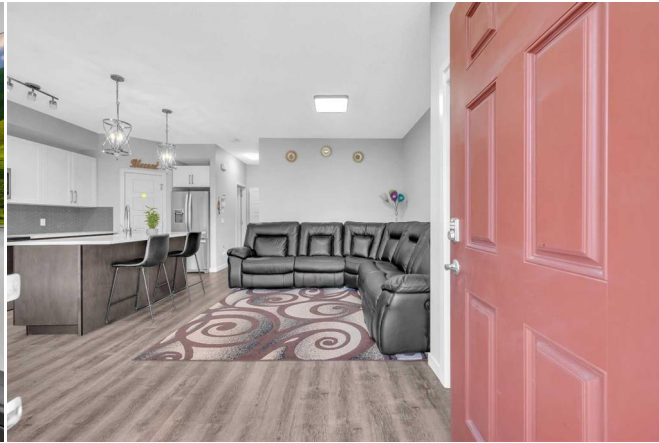
Remarks

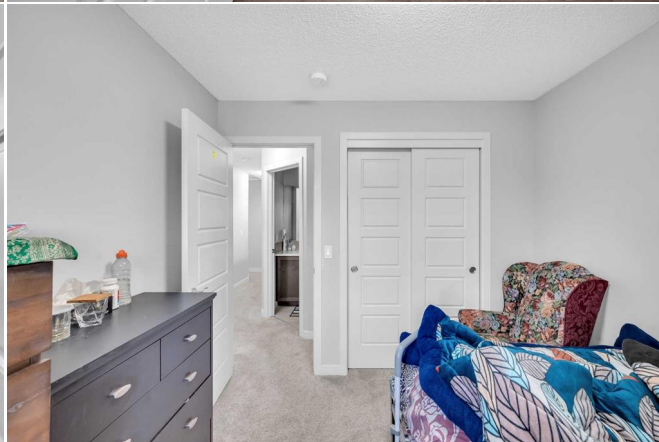
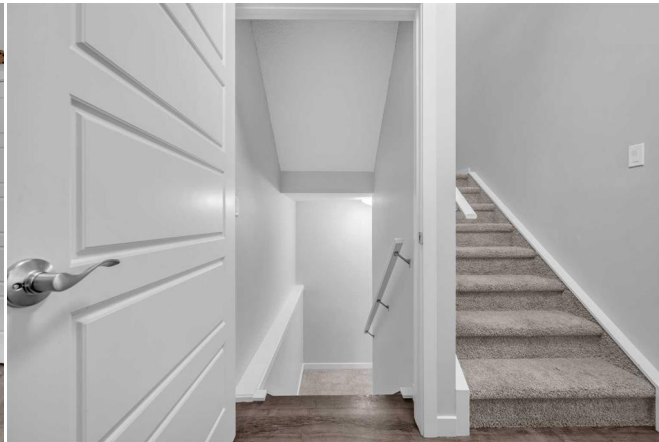
Pub Rmks: **Welcome to this well-kept home in the popular community of Redstone, NE Calgary! This lovely house has modern finishes and a smart layout designed for easy and comfortable living. The open main floor features a spacious kitchen with two-tone cabinets, stainless steel appliances, quartz countertops, and a handy island with seating - great for cooking or entertaining. The bright living area connects smoothly, offering a cozy space for family time. The home also includes a fully finished basement with an extra bedroom, bathroom, and a recreation room - perfect for guests, family, or a fun entertainment space. This property is just a 2-minute walk from essential shops like a grocery store, Dollarama, restaurants, and a liquor store. Public transit is also close by, making travel easy. Redstone is known for its friendly community, parks, and green spaces, making it a great neighborhood in NE Calgary. With its convenient location, finished basement, and move-in-ready condition, this home is perfect for first-time buyers, families, or smart investors. Don't miss out - book a showing today!**

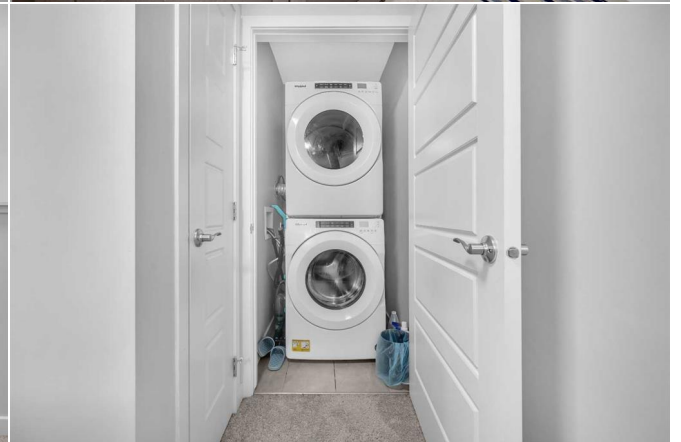
Inclusions: **None**
Property Listed By: **CIR Realty**

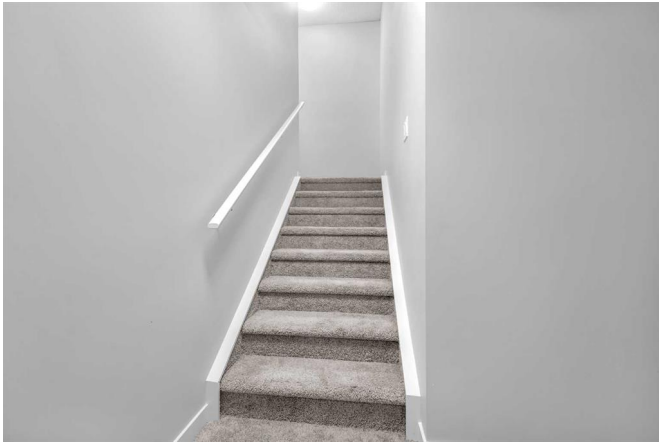
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

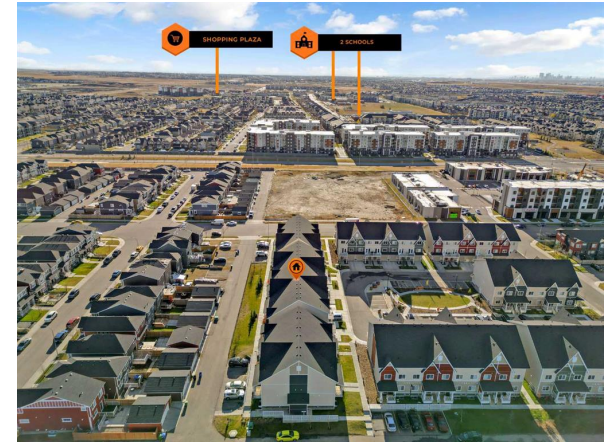












520-32 Red Embers Parade, Calgary, AB

Main Floor Exterior Area 550.00 sq ft
Interior Area 490.25 sq ft



0 2 4 ft

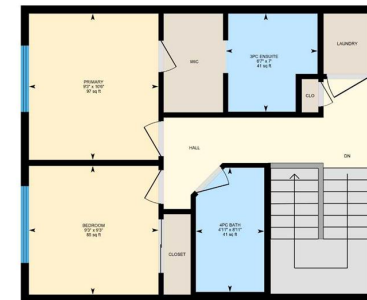
PREPARED: 2024/1/08



White regions are excluded from total floor area in 10/0/CE 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 545.10 sq ft
Interior Area 491.25 sq ft



0 2 4 ft

PREPARED: 2024/1/08



White regions are excluded from total floor area in 10/0/CE 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

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



0 2 4 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.