



THE
A-TEAM

**RE/MAX
FIRST**

32 RED EMBERS Parade #706, Calgary T3N1P7

MLS® #: **A2185351** Area: **Redstone** Listing Date: **01/09/25** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **710 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,386**
 Low Sqft:
 Ttl Sqft: **1,386**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Street Lighting**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	9`3" x 16`4"	Dining Room	Second	7`3" x 10`8"
Living Room	Second	11`7" x 12`0"	2pc Bathroom	Second	
Bedroom - Primary	Third	9`3" x 10`6"	Bedroom	Third	9`2" x 9`3"
4pc Bathroom	Third		3pc Ensuite bath	Third	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$275

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1911062

Remarks

Pub Rmks: **Welcome to this beautifully designed townhome that combines style, comfort, and practicality—perfect for first-time buyers or investors looking for incredible value. As you step inside, you'll be greeted by a spacious foyer with ample storage, setting the tone for the thoughtful layout throughout. The main floor boasts an open-concept design, seamlessly connecting the living, dining, and kitchen areas. The modern kitchen features a sleek island, a large pantry, and a gas line for BBQ enthusiasts, while the SOUTH-FACING balcony invites you to relax, entertain, and soak in year-round natural light. Upstairs, enjoy the convenience of two spacious bedrooms, each with its own full bathroom, including a primary suite with a walk-in closet and 3-piece ensuite, plus the ease of upstairs laundry. The lower level offers a secure ATTACHED GARAGE, a mechanical room, and generous storage space. Stay cool during the summer with the newly installed AIR-CONDITIONING unit. Located in the vibrant community of Redstone, this home offers easy access to playgrounds, green spaces, Stoney Trail, Calgary International Airport, CrossIron Mills, and a variety of international supermarkets. With exceptional value and a prime location, this property is a must-see!**

Inclusions: N/A
Property Listed By: eXp Realty

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









