



THE
A-TEAM

**RE/MAX
FIRST**

31 RED EMBERS Parade #213, Calgary T3N 1E9

MLS® #: **A2186330**

Area: **Redstone**

Listing Date: **01/08/25**

List Price: **\$410,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,202**

Low Sqft:

Ttl Sqft: **1,202**

DOM

14

Layout

Beds: **3 (2 1)**

Baths: **3.5 (3 1)**

Style: **Townhouse**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`1" x 10`0"	Living Room	Main	15`0" x 10`11"
Kitchen	Main	13`11" x 10`5"	2pc Bathroom	Main	7`0" x 3`3"
Family Room	Basement	13`6" x 10`10"	Laundry	Basement	5`10" x 3`0"
Furnace/Utility Room	Basement	7`6" x 5`0"	Bedroom - Primary	Second	14`2" x 13`2"
Bedroom	Second	14`2" x 12`9"	Bedroom	Basement	11`1" x 10`4"
3pc Ensuite bath	Second	6`11" x 5`11"	4pc Bathroom	Basement	8`0" x 4`11"
4pc Bathroom	Second	7`11" x 4`11"			

Condo Fee:
\$282

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1711049**

Remarks

Pub Rmks: **Redstone- Just Listed- 213- 31 Red Embers Parade- Discover the perfect blend of comfort and style in this stunning two-story townhouse featuring 3 bedrooms, a fully finished basement with a versatile den, and a private backyard. The open-concept layout is bathed in natural light, while the kitchen impresses with quartz countertops, mocha cabinetry, and a spacious central island. Upstairs offers two cozy bedrooms and two full bathrooms for ultimate convenience. The fully finished basement includes a third bedroom, a modern bathroom, and a flexible den that could easily serve as a fourth bedroom or home office. Located near shopping, dining, schools, and playgrounds, with quick access to Metis Trail and the Ring Road, this home combines elegance and accessibility. Don't miss your chance—schedule a viewing today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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









