

## 610 REDSTONE Crescent, Calgary T3N1M3

MLS®#:	A2191211	Area:	Redstone	Listing	01/30/25	List Price: \$449,900
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



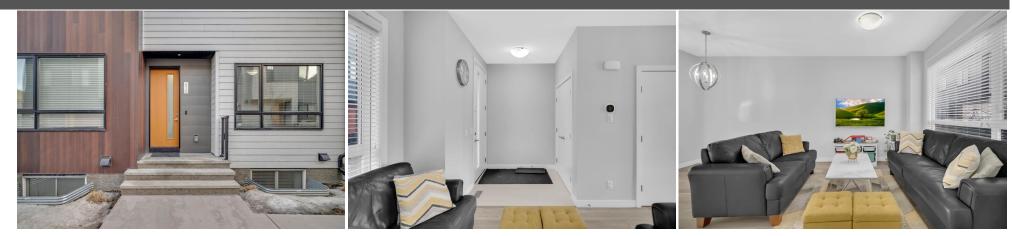
eral Information	1			DOM	
Type:	Residential			2	
Туре:	Row/Townhouse			<u>Layout</u>	
Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	3 (2 1 )
Built:	2018	Abv Sqft:	1,222	Baths:	3.5 (3 1)
<u>nformation</u>		Low Sqft:		Style:	2 Storey
z Ar:	990 sqft	Ttl Sqft:	1,222		
hape:				Parking	
				Ttl Park:	1
				Garage Sz:	1
ss:				-	
eat:	Back Yard,No Neig	hbours Behind,Lan	dscaped,Street Ligh	nting,Private,See Remar	ks
Feat:	Stall				

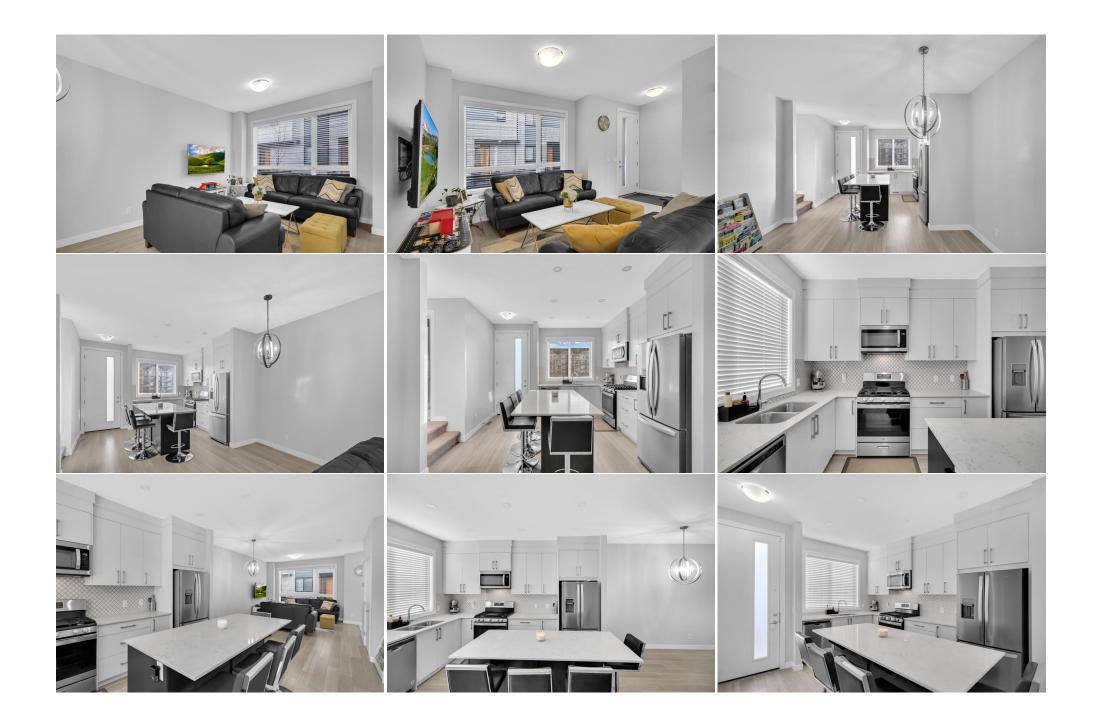
Utilities and Features

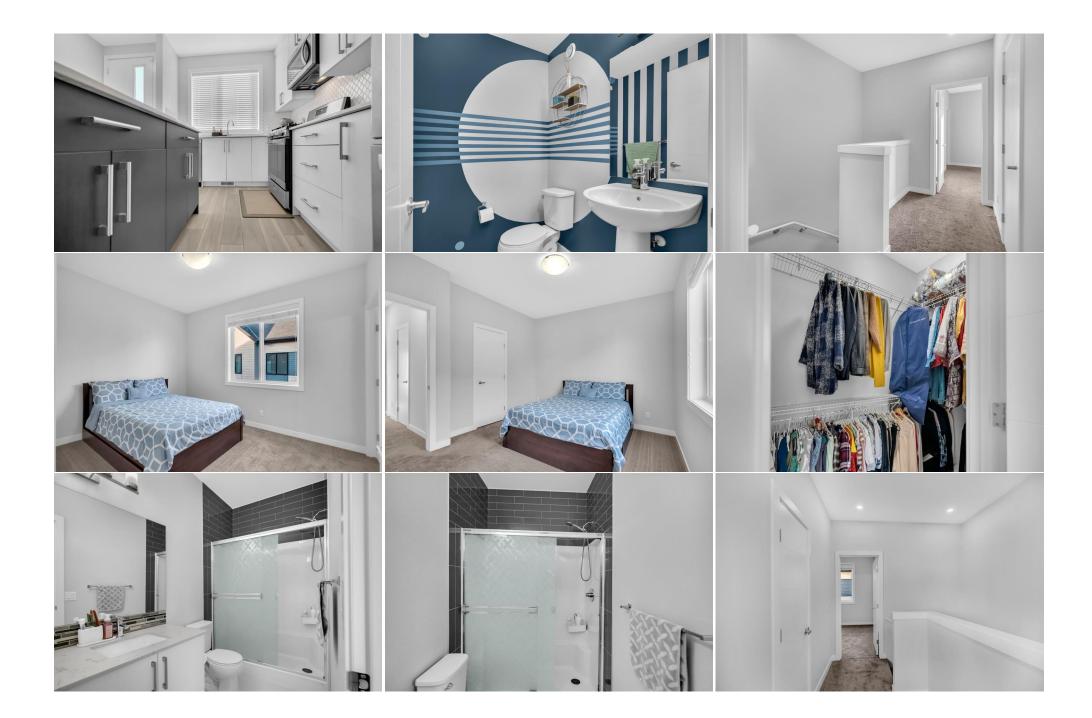
Roof: Heating: Sewer:	Asphalt Shingle Forced Air	9		Construction: <b>Mixed,Wood Frame</b> Flooring:	Mixed,Wood Frame			
Ext Feat:	Private Yard			Carpet, Ceramic Tile, Lamina	Carpet, Ceramic Tile, Laminate			
				Water Source: Fnd/Bsmt:				
				Poured Concrete				
Kitchen Appl: Int Feat:			e,Microwave Hood Fan,Refrigerator, imal Home,No Smoking Home,Open I	•	arka Storago Walk In Class	*(~)		
Utilities:		Kitchen Island, No An		rioorpian, quartz counters, see Reina	arks, storage, waik-in close	(5)		
				Room Information				
Room		Level	<b>Dimensions</b>	Room	Level	Dimensions		
2pc Bathroom		Main	4`10" x 5`5"	Dining Room	Main	13`3" x 8`6"		
Kitchen		Main	13`4" x 12`11"	Living Room	Main	12`0" x 10`5"		
3pc Ensuite bat	th	Upper	5`0" x 10`2"	4pc Ensuite bath	Upper	5`0" x 11`0"		
Bedroom - Prim	nary	Upper	12`6" x 11`1"	Bedroom - Primary	Upper	12`6" x 11`0"		
Walk-In Closet		Upper	8`8" x 4`3"	Walk-In Closet	Upper	8`8" x 4`4"		
4pc Bathroom		Basement	5`0" x 11`6"	Bedroom	Basement	11`9" x 9`10"		
Game Room		Basement	13`8" x 11`5"	Furnace/Utility Room	Basement	10`1" x 8`4"		

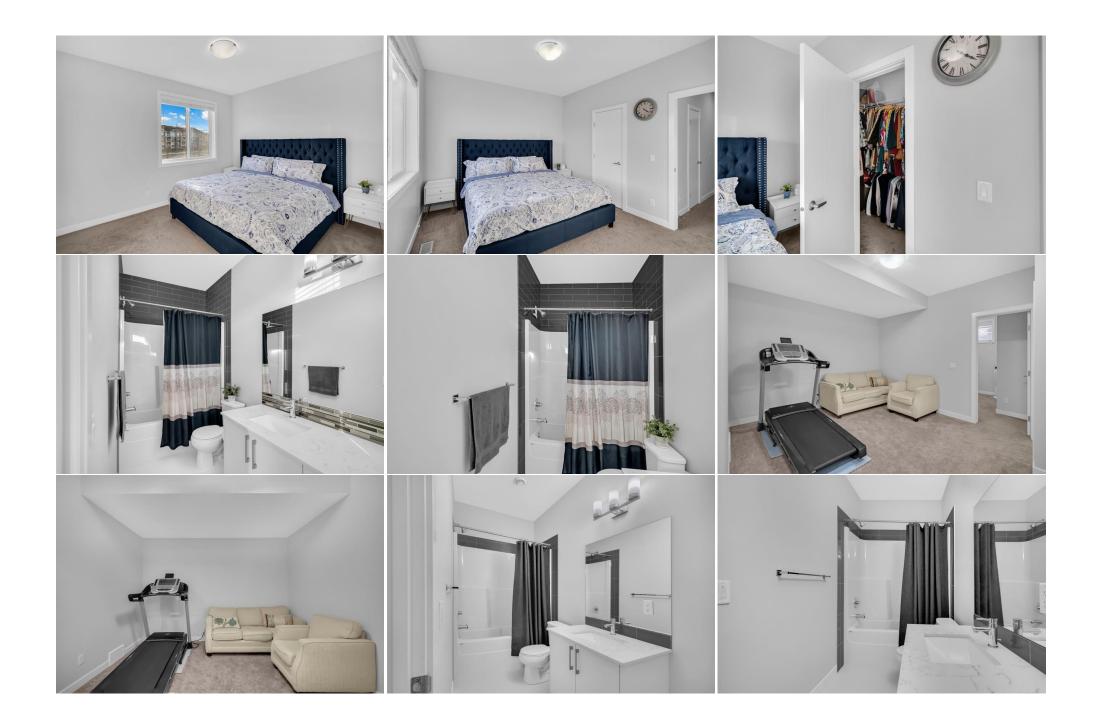
	Legal/Tax/Financial					
Condo Fee: <b>\$295</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-2</b>			
Legal Desc:	1810978		arks			
Pub Rmks: Inclusions: Property Listed By:	Discover unbeatable value in one of Northeast Calgary's most sought-after communities! This charming 2-story townhouse presents an ideal living space for families, offering 3 bedrooms, 3.5 bathrooms, and a generous 1213 sq ft layout (1700+ total finished space). It also features AIR CONDITIONING for year-round comfort. On the upper floor, you'll appreciate the convenience of TWO MASTER BEDROOMS, each complete with its own ensuite and walk-in closet, providing ample space and privacy. Step into the upgraded kitchen and experience the joy of cooking with modern amenities, including a NEW GAS STOVE, quartz countertops, and stainless steel appliances. The main floor boasts a spacious living area, perfect for relaxation or entertaining guests, while the adjacent dining room sets the stage for memorable meals with loved ones. Venture downstairs to the FINISHED basement and discover even more possibilities. A full washroom, cozy bedroom, and versatile recreational area offer additional space for relaxation, hobbies, or hosting guests. Convenience is key with amenities like public transportation, playgrounds, and shopping centers just moments away. Plus, enjoy easy access to major routes like Stony Trail and proximity to the Calgary International Airport. Don't let this opportunity pass you by - seize the chance to own a piece of Northeast Calgary's vibrant community and make this exceptional townhouse your new home! N/A					

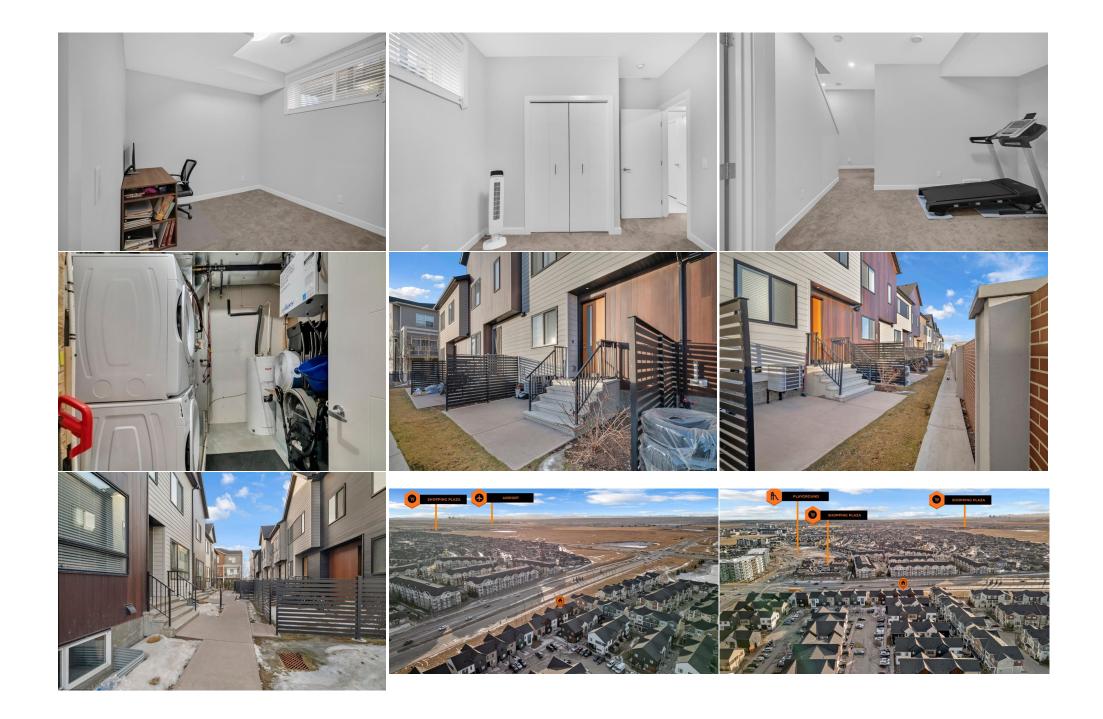
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















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