



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**610 REDSTONE Crescent, Calgary T3N1M3**

MLS®#: **A2191211**      Area: **Redstone**      Listing Date: **01/30/25**      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: **2018**  
Lot Information  
 Lot Sz Ar: **990 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,222**  
 Low Sqft:  
 Ttl Sqft: **1,222**

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

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard, No Neighbours Behind, Landscaped, Street Lighting, Private, See Remarks**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	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 bath	Upper	5`0" x 10`2"	4pc Ensuite bath	Upper	5`0" x 11`0"
Bedroom - Primary	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"

Condo Fee:  
**\$295**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1810978**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **Executive Real Estate Services**

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











