



THE
A-TEAM

**RE/MAX
FIRST**

16 REDSTONE Circle, Calgary T3N 0M8

MLS®#: **A2197322** Area: **Redstone** Listing Date: **02/27/25** List Price: **\$439,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **1,182 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Landscaped,Low Maintenance Landscape**
 Park Feat: **Driveway,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,585**
 Low Sqft:
 Ttl Sqft: **1,585**

DOM

-0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$358** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq: **Monthly**

Legal Desc:

1411005

Remarks

Pub Rmks:

This 3-bedroom, 2.5-bathroom townhouse is a stunning end-unit offering extra privacy, additional windows, and nearly 1,600 sf of living space. With a single attached garage with plenty of storage space, an extended driveway for additional parking, and a lower-level flex room/den, this home provides both comfort and convenience. Step inside to an open-concept main floor with 9' ceilings, designed to maximize space and natural light. The modern kitchen features upgraded wood cabinets, stainless steel appliances, granite countertops, and low-maintenance tile flooring. The kitchen seamlessly connects to the dining and living areas, with two decks—one off the dining space with a view of the nearby green space, and another off the living room facing towards the courtyard. A half-bathroom is conveniently located on this floor for guests. Upstairs, the primary bedroom offers a private retreat with a 3-piece ensuite bathroom. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry area provide convenience for the whole family. This home is move in ready with recent professional carpet cleaning and professionally cleaned. Located in a well-managed complex near visitor parking, green spaces, and walking paths. Enjoy the quiet, family-friendly neighbourhood with easy access to schools, parks, transit, and nearby amenities including restaurants, a medical clinic, daycare, and more—all within 1.5 km. Plus, Redstone View Lake is just a short stroll away. Don't miss your chance to own this beautiful home in a prime location! Contact us to view it today!

Inclusions:

Property Listed By:

**3 stools, pantry/cupboard in the nook off the dining area, shelving in garage, floor mats
CIR Realty**

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







