



THE
A-TEAM

**RE/MAX
FIRST**

147 REDSTONE Drive, Calgary T3N 1M5

MLS® #: **A2197866**

Area: **Redstone**

Listing Date: **02/27/25**

List Price: **\$250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area
Abv Sqft: **549**
Low Sqft:
Ttl Sqft: **549**

DOM

1
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Few Trees**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Playground**

Construction: **Composite Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------------------|-------------|-----------------------|
| Kitchen With Eating Area | Main | 11`5" x 10`11" |
| Bedroom - Primary | Main | 12`0" x 11`1" |
| Entrance | Main | 4`0" x 3`8" |
| Pantry | Main | 4`5" x 1`11" |

| Room | Level | Dimensions |
|---------------------|-------------|-----------------------|
| Living Room | Main | 10`11" x 10`8" |
| 4pc Bathroom | Main | 7`4" x 6`9" |
| Laundry | Main | 9`7" x 3`5" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$200

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1811983

Remarks

Pub Rmks: **OPEN HOUSE SAT 1:00 - 4:00 PM Welcome to this cozy one-bedroom, one bathroom END UNIT townhome that is ideal for a couple, a single professional or an investor. As you step inside, this unit features an OPEN FLOOR PLAN kitchen and living room area. The beautiful kitchen features elegant wood-grained cabinets, QUARTZ countertops, stainless steel appliances and GAS STOVE. The big living room area has a WEST FACING window which allows natural light into the area. The vinyl plank flooring throughout and soaring ceilings make this unit bright and spacious. The master bedroom can accommodate KING-SIZED furniture and ample closet space. It's located right next to the 4pc bathroom with QUARTZ counters. There is stackable in-unit laundry. Outside, relax on a spacious patio with a gas line for a BBQ while you look at green space across the street. The unit comes with one assigned parking stall and ample street parking for any of your visitors. This complex features a 20,000 sq. ft. green pace, complete with playground, BBQ area, pergola & ample green space for families to enjoy. You have quick access to Stoney Trail, Metis Trail & Deerfoot Trail. It's located close to the Calgary International Airport, Costco & Cross Iron Mills Mall. A great place to call home.**

Inclusions: none
Property Listed By: eXp Realty

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







