



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 REDSTONE Drive, Calgary T3N 1M5**

MLS® #: **A2197866**

Area: **Redstone**

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

List Price: **\$248,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2020**

Lot Information

Finished Floor Area

Abv Sqft:

**549**

Low Sqft:

Ttl Sqft:

**549**

Lot Sz Ar:

Lot Shape:

DOM

**52**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Corner Lot,Few Trees**

**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	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`5" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`11" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 6`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`0" x 3`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`7" x 3`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`5" x 1`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$200

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

1811983

Remarks

Pub Rmks:

Welcome to this cozy one-bedroom, one bathroom north facing END UNIT townhome that is ideal for a couple, a single professional or an investor. Great home with a ground level SEPARATE ENTRANCE to your front door and patio, with lots of street parking right in front of your door. 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 is great for relaxing or entertaining. There is 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 street parking right in front of your unit. This complex features a 20,000 sq. ft. green pace, complete with playground, BBQ area, firepit, pergola & ample green space for your enjoyment. 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











