



THE
A-TEAM

**RE/MAX
FIRST**

140 REDSTONE Walk #201, Calgary T3N1M6

MLS®#: **A2202931**

Area: **Redstone**

Listing Date: **03/16/25**

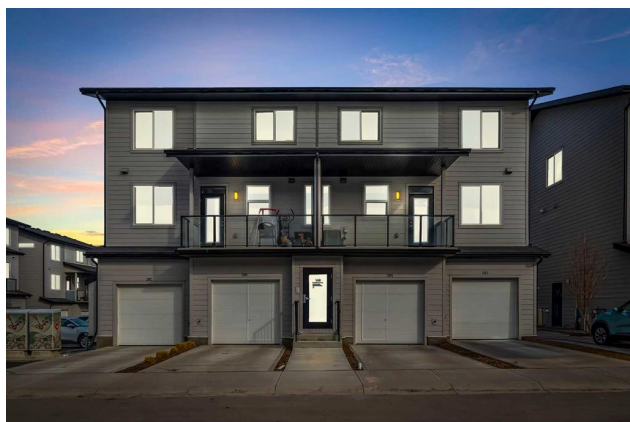
List Price: **\$409,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,045**
Low Sqft:
Ttl Sqft: **1,045**

DOM

24

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Other

Garage Door Opener,Heated Garage,Single Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`7"
Living Room	Main	14`5" x 14`10"
4pc Ensuite bath	Upper	8`8" x 9`1"
Bedroom	Upper	11`7" x 10`1"
Storage	Lower	4`1" x 15`1"

Room	Level	Dimensions
Kitchen	Main	8`0" x 11`5"
Furnace/Utility Room	Main	5`1" x 3`0"
4pc Ensuite bath	Upper	5`1" x 11`9"
Bedroom - Primary	Upper	11`7" x 11`9"

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks: **Welcome to this stunning condo row townhouse in the desirable community of Redstone! This beautifully designed home features 2 spacious bedrooms, each with its own ensuite, offering the ultimate in privacy and comfort. The main floor boasts a stylish and functional layout with a half bath, a fancy kitchen with modern finishes, and high-end appliances—perfect for the home chef. Enjoy year-round comfort with air conditioning and a heated single attached garage, complete with a man door for easy access. For added convenience, the laundry is located on the upper floor, making it easy to take care of chores without ever having to go far. Step outside onto the decent-sized balcony, ideal for relaxing or entertaining. The townhouse is conveniently located with easy access to Stoney Trail, Metis Trail, and the Calgary International Airport. You're just minutes away from grocery stores, the public library, and beautiful playground parks, making this the perfect location for anyone seeking convenience and comfort. Don't miss out on this fantastic opportunity to own a gorgeous home in Redstone!**

Inclusions:
Property Listed By: **none**
PREP Realty

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











201-140 Redstone Walk NE, Calgary, AB

Main Floor Exterior Area 511.85 sq ft
Interior Area 455.15 sq ft



0 2 4 ft

PREPARED: 2025/03/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 533.16 sq ft
Interior Area 472.80 sq ft



0 2 4 ft

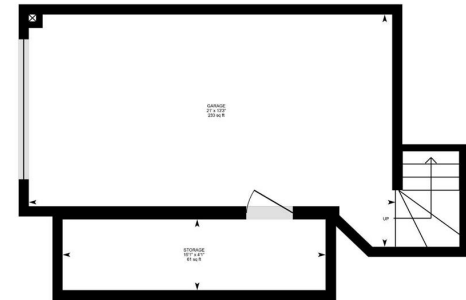
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Garage Excluded Area 377.43 sq ft



0 2 4 ft

PREPARED: 2025/03/13



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