



THE
A-TEAM

**RE/MAX
FIRST**

245 REDSTONE #203, Calgary T3N 1M6

MLS® #: **A2202936**

Area: **Redstone**

Listing Date: **03/19/25**

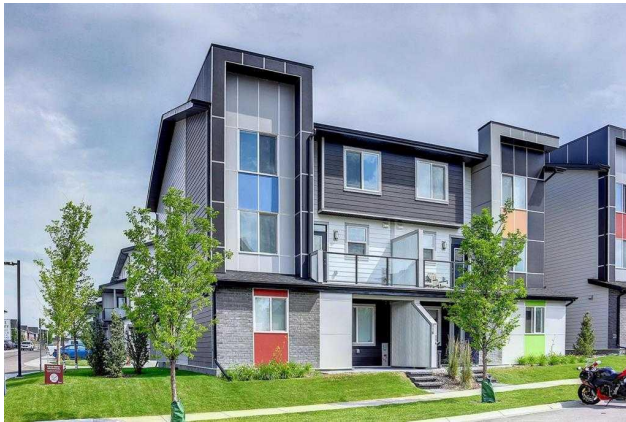
List Price: **\$390,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2020

Finished Floor Area

Abv Sqft:

1,026

Low Sqft:

Ttl Sqft:

1,026

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

34

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Corner Lot,See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Stone Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 9`2"	Kitchen	Main	8`9" x 10`10"
Living Room	Main	11`0" x 12`7"	Furnace/Utility Room	Main	2`11" x 5`2"
Bedroom - Primary	Upper	9`8" x 12`6"	Bedroom	Upper	8`8" x 11`9"
Laundry	Upper	3`1" x 5`1"	2pc Bathroom	Main	4`7" x 5`0"
4pc Ensuite bath	Upper	6`1" x 8`10"	4pc Bathroom	Upper	5`3" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$368

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom corner unit townhome in the sought-after community of Redstone! With west-facing exposure, this bright and airy end-unit offers an abundance of natural light and an inviting open-concept layout. The main floor features sleek laminate flooring throughout, complemented by stone countertops and high-end stainless steel appliances, including a gas range—a chef's dream! A conveniently located powder room and a spacious balcony with a gas hookup, perfect for family gatherings and summer BBQs, complete this level. Upstairs, you'll find two generously sized bedrooms, each thoughtfully positioned across the hall for privacy. Both bedrooms boast their own ensuite bathrooms, offering ultimate comfort and convenience. The upper-level laundry adds to the home's functionality. This home also features a heated single attached garage with a side entrance, providing both secure parking and additional storage space. Situated just steps away from a future school, this home is perfect for families looking to settle into a thriving and well-connected community. Redstone offers an array of parks, pathways, shopping, and easy access to major roadways. Don't miss this fantastic opportunity—schedule your viewing today!**

Inclusions: **All blinds included, Curtains/Drapes excluded, Skylink alarm system box (no subscription).**

Property Listed By: **RE/MAX First**

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



