



THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #453, Calgary T3N 1V7

MLS® #: **A2204153**

Area: **Redstone**

Listing Date: **03/20/25**

List Price: **\$488,800**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **1,306 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,574**
Low Sqft:
Ttl Sqft: **1,574**

DOM

34

Layout

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

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`4" x 16`1"	Kitchen	Main	10`4" x 13`10"
Dining Room	Main	12`10" x 10`1"	2pc Bathroom	Main	4`8" x 4`8"
Bedroom - Primary	Upper	10`0" x 14`6"	4pc Ensuite bath	Upper	4`11" x 8`5"
Bedroom	Upper	10`0" x 11`5"	Bedroom	Upper	7`10" x 10`0"
3pc Bathroom	Upper	4`11" x 8`0"			

Legal/Tax/Financial

Condo Fee:
\$217

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2010324**

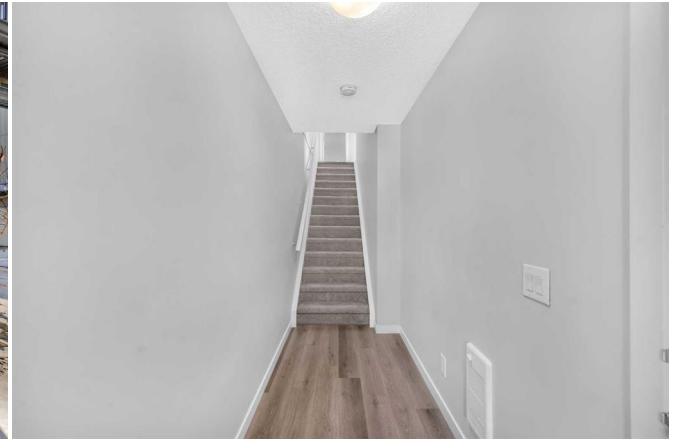
Remarks

Pub Rmks: ***OPEN HOUSE APRIL 19 & 20- 1PM-3PM* **STUNNING TOWNHOME | 3-Bed | 2.5 Bath | LOADED WITH UPGRADES | CORNER UNIT | ALMOST BRAND NEW** Location, location, location, welcome to this amazingly designed FRONT ATTACHED GARAGE townhome by Streetside Developments. The spacious entry way leading up to the main level, high ceilings and the open layout welcomes you to spacious living room & dining area with access to WEST FACING PRIVATE BALCONY. EXTRA windows that invite natural light into the space throughout the day. The gourmet U-Shaped kitchen boasts a generous size, quartz countertops, UPGRADED stainless steel appliances, and designer features including walk in pantry. This level also has a 2PC bathroom. The upper level has a roomy master bedroom with 4PC En-suite & walk in Closet. Two additional spacious bedrooms, a practical laundry room, and a well-appointed main bath, ensuring comfort and convenience. This unit comes with extended TANDEM GARAGE including storage and full length driveway to accommodate large vehicle. Townhome complex is well managed with low condo fees and lots of visitor parking. Close to all amenities, grocery shopping, cross iron mills, transit friendly, easy access to Stoney Trail, Deerfoot Trail & Airport. NEW SCHOOL COMING TO COMMUNITY SOON. Don't let this slip away, call your favorite realtor to book a showing.**

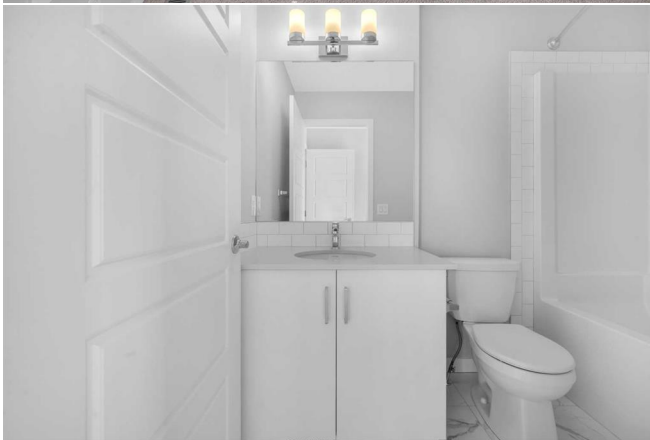
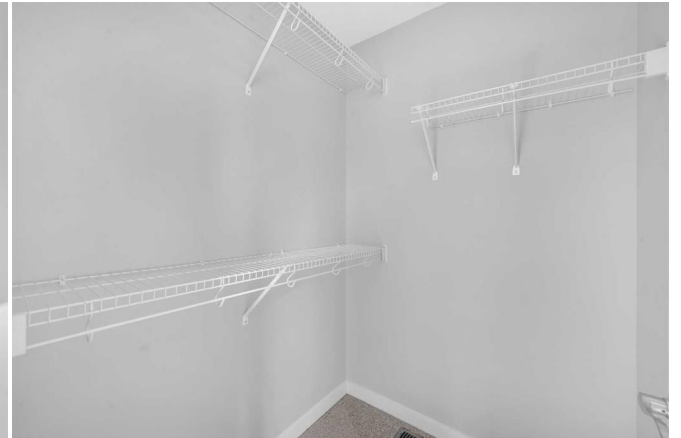
Inclusions: **None**
Property Listed By: **eXp Realty**

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

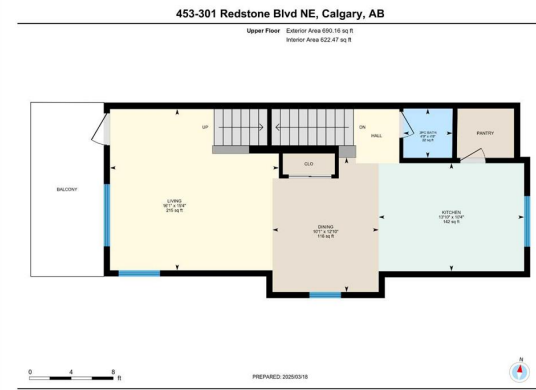
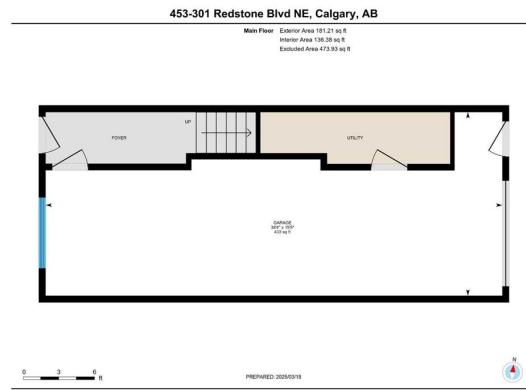












453-301 Redstone Blvd NE, Calgary, AB

Top Floor Exterior Area 702.89 sq ft
Interior Area 632.78 sq ft



0 3 6 ft

PREPARED: 2024/03/13



While no plans are excluded from total floor area in GUCSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.