

# \$445,000 - 416, 301 Redstone Boulevard Ne, Calgary

MLS® #A2223049

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,534 sqft

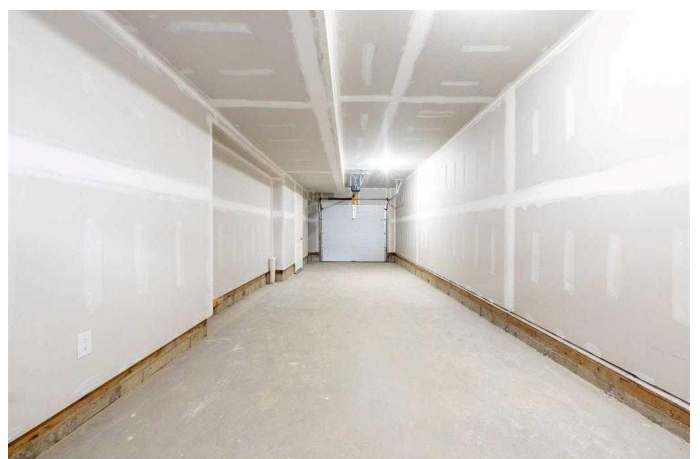
Residential on 0.00 Acres

Redstone, Calgary, Alberta

Welcome to this stunning, End unit townhouse nestled in the vibrant and fast growing community of Redstone. Offering approximately 1,534 sq. ft. of meticulously designed living space, this home features 3 spacious bedrooms, 2.5 bathrooms and a double attached tandem garage. The ground level welcomes you with a generously sized tandem garage, perfect for secure parking and extra storage. Upstairs, you will be greeted by a bright, open concept living area that seamlessly blends the expansive living room, dining space and a modern kitchen outfitted with sleek stainless steel appliances. A convenient 2-piece powder room completes this level. On the upper floor, discover three well appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 3-piece ensuite. A full bathroom serves the secondary bedrooms and a dedicated laundry area adds to your everyday convenience. Backing onto a serene green space, this home offers privacy and a peaceful setting, ideal for relaxing or entertaining. Situated close to schools, shopping, transit and other major amenities, this property delivers the perfect balance of comfort and accessibility. Do not miss your chance to own this beautiful home, schedule your private showing today!

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2223049      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,534         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 416, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V6                        |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Other                                             |
| Parking Spaces | 3                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Tandem |
| # of Garages   | 2                                                 |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Basement          | None                                                                                     |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Backs on to Park/Green Space, Other |
| Roof            | Asphalt Shingle                     |
| Construction    | Concrete, Vinyl Siding, Wood Frame  |
| Foundation      | Poured Concrete                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 45             |
| Zoning         | M-G            |
| HOA Fees       | 126            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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