

**361, 301 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2237459



\$450,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,245 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 208
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 3-storey townhouse that perfectly blends comfort, functionality, and style. Featuring 2 spacious bedrooms, each with its own private ensuite, this home offers both privacy and convenience. This 2024 built townhouse located in the great community of Redstone. Very close to airport, Stoney trail, Deerfoot trail, shopping and lots of other amenities too. The main level boasts a versatile flex room, ideal for a home office, gym, or additional living space, along with access to the attached single-car garage. On the second floor, enjoy open-concept living with a bright and airy living room, a well-appointed kitchen with upgraded stainless steel appliances and quartz counters throughout and a dedicated dining area — perfect for entertaining. A convenient half washroom is also located on this level. Retreat to the top floor, where you’ll find two generously sized bedrooms, each with an attached full bathroom, offering maximum comfort for family members or guests. Additional features include modern finishes, ample natural light, and thoughtful layout for today’s lifestyle.