

# \$399,900 - 432, 301 Redstone Boulevard Ne, Calgary

MLS® #A2246098

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Redstone, Calgary, Alberta

Welcome to this beautifully designed 1507 sq ft (exterior) townhome nestled in the thriving community of Redstone. Built in 2022 and meticulously maintained, this home offers two spacious primary bedrooms—each complete with its own private ensuite—providing ideal comfort and privacy.

The bright and airy open-concept main floor showcases a modern kitchen equipped with quartz countertops, a pantry, and a convenient breakfast bar. Step out onto the large east-facing balcony, perfect for morning coffee or evening BBQs, complete with a gas line hookup.

Additional features include an upper-level laundry room, a single attached garage with extra storage, a versatile second living space on the main floor, and immediate possession availability.

Situated close to parks, walking paths, schools, shopping, and offering quick access to Stoney Trail, CrossIron Mills, and Calgary International Airport—this home is a fantastic opportunity for those seeking modern, low-maintenance living in a growing neighborhood.

Schedule your private tour today!

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246098      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,293         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 432, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V7                        |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Driveway, Single Garage Attached     |
| # of Garages   | 1                                    |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, See Remarks                                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
|-------------------|-----------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Other                    |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 28               |
| Zoning         | M-G              |
| HOA Fees       | 126              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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