

# \$450,000 - 361, 301 Redstone Boulevard Ne, Calgary

MLS® #A2237459

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.02 Acres

Redstone, Calgary, Alberta

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.

Built in 2024

## Essential Information

MLS® # A2237459

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,245         |
| Acres          | 0.02          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 361, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V6                        |

### Amenities

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

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central, Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                         |
| Basement          | None                                                                                                         |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line              |
| Lot Description   | Front Yard, Landscaped             |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 5th, 2025  
Days on Market        7  
Zoning                    M-G  
HOA Fees                126  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.