



GRASSROOTS
REALTY GROUP

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Calgary, Alberta

MLS # A2236676



\$259,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Bright and spacious, this 2 bed, 2 bath condo in Red Carpet offers the perfect mix of functionality and location—just 15 minutes from Downtown Calgary and steps from Elliston Park. Situated on the second floor with a south-facing balcony, this well-laid-out unit features a welcoming open-concept floor plan filled with natural light. The kitchen is equipped with stainless steel appliances, ample cabinetry, and an island with seating—ideal for cooking and entertaining. Just off the dining area, you’ll find a convenient in-suite storage room with laundry. The primary bedroom features a walk-through closet leading into a private 4-piece ensuite, while the second bedroom is generously sized and located near the additional full bathroom—perfect for guests or roommates. Enjoy your morning coffee or evening unwind on the private balcony that overlooks greenspace and gets plenty of sunshine all day long. Red Carpet is a quiet and accessible community, offering close proximity to International Avenue’s diverse dining options, Stoney Trail, public transit, and shopping. Plus, you’ll love having Elliston Park right across the street—home to Global Fest fireworks and year-round walking paths. Whether you’re a first-time buyer, downsizer, or investor, this home checks all the boxes. Book your showing today!