



**GRASSROOTS**  
REALTY GROUP

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**720, 32 Red Embers Parade NE**  
**Calgary, Alberta**

**MLS # A2240467**



**\$399,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 227
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This 2023 Streetside Homes built townhome is perfect for an Investor or a first time home buyer. This property has an abundance of natural light. The main floor features an open-concept design with luxury vinyl plank flooring, while the kitchen showcases modern quartz countertops, Pantry and stainless steel appliances. On the second floor, you'll find a private master bedroom complete with an en-suite bathroom. The second bedroom is spacious, with a conveniently located four-piece bathroom just outside for easy access. The fully developed basement includes an additional bedroom, a full bathroom, and a flexible recreational room, perfect for entertaining guests and/or setting up a home office or media space. 2nd floor laundry and 1 car parking right in front of the home for convenience. Minutes to plazas, schools, Parks, Airport and Transit.