



GRASSROOTS
REALTY GROUP

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35 Redstone Circle NE
Calgary, Alberta

MLS # A2241005



\$374,999

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,370 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and functional townhome backing onto beautiful green space offering the perfect combination of comfort, layout, and location. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes with two spacious bedrooms—each with its own ensuite, making it ideal for roommates, guests, or rental potential. The main floor features an open-concept layout with a well-appointed kitchen, a generous living and dining area, and not one, but two balconies, north and south facing, for great light and airflow throughout the day. Upstairs, the primary suite offers a walk-through closet and private 3-piece ensuite, while the second bedroom also includes its own full bathroom and a large closet providing excellent separation and privacy. Additional highlights: Oversized attached garage with extra storage space Backing directly onto lush green space Close to transit, major roadways, bike paths, parks, and shopping This home is well-situated in a quiet yet convenient location with easy access to everything you need. A fantastic opportunity for smart buyers looking for value, flexibility, and lifestyle. Book your showing today!