



**GRASSROOTS**  
REALTY GROUP

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202, 110 Redstone NE  
Calgary, Alberta

MLS # A2249236



**\$365,000**

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	967 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

#202-110 Redstone Walk NE, a home that makes the perfect first step into ownership, whether you are starting a family, sharing with roommates, or looking for your own space. This upgraded townhome offers 3 bedrooms and 2 bathrooms, giving you the flexibility to grow, work from home, or comfortably share with others. From your living room window, you can look out onto the central courtyard and playground, where kids and neighbours gather and pets love to explore. Redstone is designed for connection, with pathways, parks, and even a future school site nearby. This particular unit was a \$30,000 builder upgrade for the convenience of being close to the park. Inside, the home is stylish and practical with a modern kitchen, stainless steel appliances, and a gas range stove. Central air conditioning keeps the summers cool, while the balcony and gas line make BBQ nights simple. The heated garage gives you storage and security, and the rare bonus of a private driveway makes parking easy in an area where it can be hard to find. Life here is designed to be low-maintenance. Yard care and snow removal are all handled for you, leaving you more time for friends, family, or simply enjoying your space. Redstone also offers unbeatable convenience. You are just minutes to Metis Trail, Stoney Trail, Deerfoot Trail, CrossIron Mills, and the airport. Whether commuting, traveling, or shopping, everything is close at hand. For the sellers, this was their very first home, a place to build memories and get started. Now that they are moving on to their forever home, you have the rare chance to buy at close to what they paid in 2023, essentially two-year-old pricing in today's market. If you are a young family, a professional who wants a place of your own, or roommates looking to share, this home offers more than just a great location and smart upgrades. It offers an

affordable lifestyle in a community where you can truly belong. Book a showing today, we cannot wait to welcome you HOME!