



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

254 Redstone Drive NE
Calgary, Alberta

MLS # A2265003



\$574,900

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,266 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Wired for Sound		

Inclusions: NONE

Beautifully Upgraded 3-Bedroom Home with Income-Generating Illegal Suite in Redstone! This stunning and extensively upgraded 3-bedroom home with a 1-bedroom illegal suite offers the perfect blend of modern comfort, smart design, and steady rental income — all in the sought-after community of Redstone. The main level welcomes you with a bright, open living room featuring hardwood floors, custom built-ins, and large windows that flood the space with natural light. The kitchen is loaded with upgrades — stainless steel appliances, granite countertops, undermount sink, touch faucets, and a stylish breakfast bar ideal for family time or entertaining. Upstairs, enjoy three spacious bedrooms, including a large primary suite with a walk-in closet and private 3-piece ensuite. The illegal basement suite has a separate side entrance, its own laundry, modern kitchen with granite counters, and a zoned furnace. It’s currently rented to a single professional lady paying \$1,200/month, who would love to stay — giving you instant income from day one! Extra Upgrades & Features: New roof and new siding (2025) Reverse osmosis water system (up & down) 200 AMP electrical panel Built-in speakers (living room, kitchen & master bedroom) Front-yard irrigation system Fenced, private backyard with gravel parking pad This home checks every box — beautiful finishes, thoughtful upgrades, and built-in income potential.