



**GRASSROOTS**  
REALTY GROUP

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**427 Redstone View NE**  
**Calgary, Alberta**

**MLS # A2274654**



**\$420,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** n/a

\*\*\*CORNER UNIT - PRICED TO SELL! LOW CONDO FEES!\*\*\* This beautifully maintained three-storey townhome offers natural lights and modern living. Move in worry-free with recent updates, including a NEW ROOF and repaired siding. Safety is covered with BRAND-NEW FIRE and CO2 ALARMS on every floor. Inside, enjoy an upgraded ceiling light in the dining area and a NEW microwave. The middle-floor washroom features a LARGE SINK and the attached OVERSIZED GARAGE comes with new wall racks for extra storage. Ground Level: Flexible den or private home office, plus access to your SINGLE ATTACHED GARAGE with extra storage room. Main Level: The kitchen boasts rich cabinetry, quartz countertops, stainless steel appliances, and an island with breakfast bar. It flows seamlessly into the dining area and cozy living room. Step out to your sunny BALCONY with BBQ GAS OUTLET, perfect for summer entertaining. Upper Level: Retreat to three spacious bedrooms, including a primary bedroom with VAULTED CEILING, walk-in closets, and a private ensuite. Two additional bedrooms share a full bathroom. Convenience is key with THREE CEILING FANS and a dedicated laundry area on the main level. Located just minutes from schools, shopping, restaurants, the airport, and major routes like Stoney Trail and Deerfoot. Whether you're a first-time buyer, investor, or growing family, this move-in-ready gem combines style, comfort, and smart updates in one fantastic package. Don't miss your chance and book your private showing today!