



**28 Redstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2280963**



**\$469,999**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this rare 2024-built corner-unit townhome in the family-friendly community of Redstone, offering 1,577.66 sq ft above grade. This home is part of a 4-plex block, a valuable feature in this development where many other buildings are 5-plex layouts—resulting in fewer shared walls and a more private, quieter living experience. Positioned toward the rear of the project, the home enjoys reduced traffic and a peaceful residential setting. The main level includes a spacious foyer, a versatile office/den, a utility room, and direct access to the double attached garage. The second floor features a bright, open layout with a generous living room, dedicated dining area, and a functional kitchen with pantry and great counter space, along with a convenient 2-piece bathroom. The upper level offers three well-sized bedrooms, including a primary suite with a walk-in closet and 3-piece ensuite, as well as two additional bedrooms, a full 4-piece main bathroom, and upper-floor laundry for everyday convenience. Large corner windows provide excellent natural light throughout the home. Located close to parks, pathways, transit, shopping, and with quick access to Stoney Trail, this property combines space, comfort, and exceptional value in a highly desirable Redstone location. As an added bonus, the Seller is offering a credit equivalent to one year of condo fees to the Buyer upon closing.