



**404 Redstone View NE**  
**Calgary, Alberta**

**MLS # A2303341**



**\$368,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Guest, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** FREEZER & MINI FRIDGE IN GARAGE, SHELVES IN GARAGE, BUILT IN TV WALL UNIT IN LIVING ROOM, FLOATING SHELVES IN PRIMARY BEDROOM & 2ND BEDROOM, CENTRAL VAC & ATTACHMENTS, GARAGE DOOR OPENER, WINDOW CURTAINS & RODS, WASHER/ DRYER, STOVE/ OVEN, MICROWAVE/ HOOD FAN, DISHWASHER.

SHOW HOME upgrades - END-UNIT 1,380 sq. ft., this bright townhouse in Redstone features 2 bedrooms, 2.5 bathrooms, with unobstructed Mountain VIEWS off the dining room balcony & master bedroom, a main-level office/den/gym/ flex room, and an extra-large single attached garage. Enjoy bright sunshine throughout the entire home, the large windows in the primary bedroom. Added privacy bonus: NO neighbours directly facing your front door. The ground level welcomes you with a spacious front entry and a versatile office/den or recreation space, along with a convenient 2-piece bathroom, an oversized attached heated garage with ample storage, built in desk & shelves, and enough room for a workbench. Upstairs, laminate flooring flows through the open-concept main level. The kitchen offers dark cabinetry, stainless steel appliances, and an extra-large island (ideal for casual seating and hosting), opening to a family-sized dining area with patio doors to the generous balcony with gas line for BBQ—perfect for morning coffee with the views. The living room is anchored by a custom built feature wall/wall unit, creating a stylish and functional gathering space. The upper level includes a primary bedroom with mountain views, a 4-piece ensuite, and double closets, plus a second spacious bedroom, walk in closet and another 4-piece bathroom. A dedicated laundry and storage room completes the layout. Close to parks, pathways, schools, transit, and major routes for commuting, this Redstone home delivers space, light, privacy, and views. Call for viewing.