



**GRASSROOTS**  
REALTY GROUP

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**68 Redstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2204022**



**\$575,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Level, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage		

**Inclusions:** N/A

This bright and inviting corner-unit duplex has a fantastic layout that makes the most of natural light. The spacious kitchen has plenty of counter space, perfect for cooking up your favorite meals or hosting friends. Step outside to the expanded deck and enjoy a big, fully fenced backyard—great for kids, pets, or just relaxing. Set in a quiet neighborhood with wonderful neighbors, it's a place that truly feels like home. With a bus stop nearby, getting around is easy, and quick access to Stoney Trail and CrossIron Mills makes commuting and shopping a breeze. The perfect mix of comfort and convenience!