

# \$409,900 - 436, 301 Redstone Boulevard Ne, Calgary

MLS® #A2241476

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.02 Acres

Redstone, Calgary, Alberta

PRICED TO SELL | DOUBLE MASTER  
BEDROOM | 2023 BUILT | ATTACHED  
GARAGE | LOW CONDO FEE

Welcome to this stylish and spacious 1,494 sq ft townhome in the vibrant community of Redstone. This well-maintained home features two large primary bedrooms, each with its own private ensuite, offering privacy and comfort.

The open-concept main floor is bright and functional, featuring a modern kitchen with quartz countertops, a pantry, and a breakfast bar. Step outside to a large east-facing balcony with a gas hookup—perfect for morning coffee or evening BBQs.

Enjoy the convenience of an upper-level laundry room, a single attached garage with extra storage space, a main-floor second living area, and immediate possession.

Located close to parks, walking trails, schools, shopping, and with quick access to Stoney Trail, CrossIron Mills, and Calgary International Airport.

This is an excellent opportunity to own a low-maintenance, modern home in a growing community. Book your private showing today!

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2241476      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,494         |
| Acres          | 0.02          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 436, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V7                        |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Community Gardens, Parking, Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                      |
| Parking        | Single Garage Attached                                                 |
| # of Garages   | 1                                                                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, High Ceilings, Quartz Counters |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked                                         |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Interior Lot              |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 14              |
| Zoning         | M-G             |
| HOA Fees       | 126             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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