

# \$419,000 - 427, 301 Redstone Boulevard Ne, Calgary

MLS® #A2214252

**\$419,000**

2 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.00 Acres

Redstone, Calgary, Alberta

Welcome to the vibrant Redstone community of NE Calgary! This immaculate and modern 3-storey townhome offers 2 spacious PRIMARY bedrooms, 2.5 stylish bathrooms, and an attached tandem (2 car ) garage with additional storage potential Plus a den perfect for an additional bedroom , office or lounging area. Perfectly blending style, functionality, and location, this home is nestled in one of the area's most desirable neighbourhoods.

Step inside to a bright open-concept design featuring sleek countertops, a large kitchen island, ample cabinetry, a spacious pantry, and a cozy yet sophisticated breakfast bar—ideal for everything from casual meals to hosting friends. The expansive living area flows effortlessly to a private east-facing balcony, perfect for enjoying peaceful sunrises with your morning coffee.

Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and walk-in closet, offering privacy and convenience. A dedicated laundry room and linen closet provide added functionality on the upper floor.



Enjoy being moments away from parks, schools, shopping, and public transit—this is urban living without compromise. Whether you’re a first-time homebuyer, downsizer, or savvy investor, this turnkey property is a standout.

Don’t miss your chance to call this gem home—book your private showing with your favorite Realtor today

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214252      |
| Price          | \$419,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,446         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 427, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V7                        |

Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Snow Removal, Visitor Parking |
|-----------|-------------------------------|

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Other                  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 22             |
| Zoning         | M-G            |
| HOA Fees       | 126            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.