

# \$419,900 - 449, 301 Redstone Boulevard Ne, Calgary

MLS® #A2221656

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.00 Acres

Redstone, Calgary, Alberta

Open House, May 31 (2-4pm). Welcome to this bright and stylish 2-bedroom, 2.5-bath townhouse offering exceptional value with some of the lowest condo fees in the area! Perfect for first-time homebuyers or investors, this east-facing unit fills with natural morning light, while the west-facing balcony is your perfect spot to unwind in the evening sun. The open and functional floor plan features a modern kitchen with high-end stainless steel appliances, a pantry, and seamless flow into the dining and living areas—ideal for both everyday living and entertaining. Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite bath and spacious closets, offering both comfort and privacy. The attached single-car garage plus driveway provides parking for two and keeps you snow-free in the winter. Located close to shopping centers, parks, playgrounds, and offering quick access to Stoney Trail and Deerfoot, this home combines convenience, lifestyle, and affordability. Move-in ready and packed with value—don't miss your chance to make it yours!

Built in 2021

## Essential Information

MLS® # A2221656

Price \$419,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,458         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 449, 301 Redstone Boulevard Ne |
| Subdivision | Redstone                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1V7                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Lighting, Private Entrance |
| Lot Description   | See Remarks                         |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding                        |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 49             |
| Zoning         | M-G            |
| HOA Fees       | 126            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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