

210 Redstone Drive NE  
Calgary, Alberta

MLS # A2240517

\$599,900

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Redstone                                  |        |                   |
| Type:     | Residential/Duplex                        |        |                   |
| Style:    | 2 Storey, Attached-Side by Side           |        |                   |
| Size:     | 1,573 sq.ft.                              | Age:   | 2014 (11 yrs old) |
| Beds:     | 4                                         | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached, Garage Faces Rear |        |                   |
| Lot Size: | 0.06 Acre                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Other               |        |                   |

|             |                                                                         |            |     |
|-------------|-------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -   |
| Floors:     | Carpet                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | -   |
| Basement:   | Finished, Full, Suite                                                   | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                         | Utilities: | -   |
| Features:   | High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |            |     |

Inclusions: fridge and stove in the basement suite

Welcome to this well-maintained two-storey duplex located in the highly desirable community of Redstone NE, built in 2014. This spacious home offers a perfect blend of comfort and functionality, making it ideal for families or investors. Three generously sized bedrooms and 2.5 bathrooms, including a primary ensuite. Basement: Illegal suite with common entrance, featuring 1 bedroom, 1 full bathroom, a full kitchen, and laundry on the main level. Double-spacious detached rear garage. The home is in great condition and has been nicely kept by the owners. It offers excellent rental potential or multi-generational living with separate living quarters. Located close to schools, parks, shopping, and major roadways, this is a property you don't want to miss!