

**36, 32 Red Embers Parade  
Calgary, Alberta**

**MLS # A2278830**



# \$399,900

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully appointed end-unit townhome offering the perfect blend of style, comfort, and functionality—an excellent opportunity for first-time buyers or savvy investors. Step inside to a spacious foyer with abundant storage, immediately showcasing the home’s thoughtful and practical design. The main level features a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is highlighted by a sleek island and large pantry, while the adjacent balcony provides the ideal space to relax or entertain, filled with natural light year-round. Upstairs, you’ll find two generously sized bedrooms and two full bathrooms, including a primary retreat complete with a walk-in closet and a 4-piece ensuite. Added convenience comes from the upper-level laundry. The lower level includes a secure attached garage, mechanical room, and ample storage space. Situated in the sought-after community of Redstone, this home is close to playgrounds, green spaces, Stoney Trail, Calgary International Airport, CrossIron Mills, and a wide selection of international grocery stores. Offering exceptional value in a prime location, this is a home you don’t want to miss!