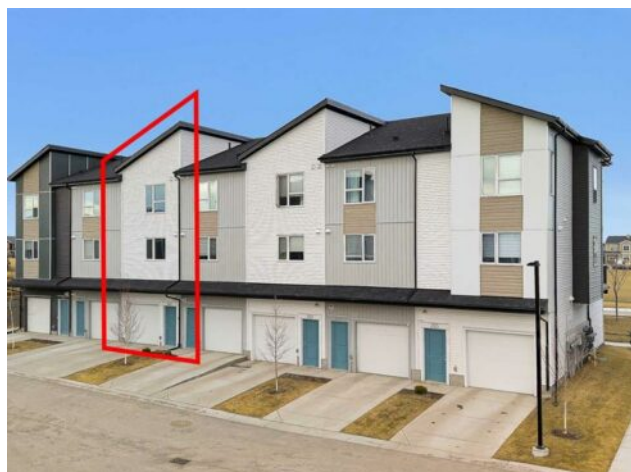


363, 301 Redstone Boulevard NE
Calgary, Alberta

MLS # A2286232



\$429,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,479 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Storage		

Inclusions: All furniture negotiable

Welcome to this park-facing, modern, barely lived-in townhome in Redstone! Thoughtfully designed with an open-concept main floor, this home is perfect for everyday living and entertaining. Enjoy quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and a bright patio door that opens to your spacious private balcony complete with a gas line — ideal for summer BBQs. Upstairs, you'll find two generous primary bedrooms, each featuring its own ensuite and walk-in closet — a perfect setup for families, guests, or roommates. The upper level also offers the convenience of a laundry room and nicel-sized linen closet. The spacious single attached garage includes a separate storage area and provides direct access to the versatile den — ideal for a home office, gym, or flex space. Located just minutes from CrossIron Mills, Calgary International Airport, shopping centres, schools, public transit, and major roadways including Metis Trail, Country Hills Blvd, Stoney Trail, and Deerfoot Trail — this home offers exceptional connectivity and convenience. Book your private showing today and be sure to view the virtual tour!