



**314, 52 Red Sky Villas NE**  
**Calgary, Alberta**

**MLS # A2303122**



**\$414,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NA

Welcome to this brand new modern townhouse offering 1,553 sq ft of thoughtfully designed living space in a desirable west facing location. This stylish 3-bedroom, 3.5-bathroom home delivers the ideal balance of comfort, function, and low-maintenance living. The main level features a welcoming entryway, direct access to the attached front garage, and a private bedroom with a full ensuite bathroom. This space is perfect for guests, a home office, or multi-generational living. The second floor showcases an open-concept layout filled with natural light, complete with a spacious living and dining area, a sleek modern kitchen with stainless steel appliances, and a private balcony that is ideal for evening relaxation or weekend BBQs. A convenient powder room completes this level. Upstairs, you will find two generously sized bedrooms, each with its own ensuite for maximum privacy. The laundry area with a stacked washer and dryer is also conveniently located on this upper floor. Positioned as the third unit from the corner, this west-facing home enjoys great natural light and modern curb appeal. Located near key amenities, green spaces, and commuter routes, this is an excellent opportunity to own a move-in-ready home.