



**21 Red Embers Common NE  
Calgary, Alberta**

**MLS # A2307325**

**\$699,000**



<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,058 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

Welcome to this spacious and well-maintained semi-detached duplex featuring a front double attached garage and over 2,800 sq. ft. of total developed living space, including an illegal basement suite! The main floor offers a functional and inviting layout with two separate living rooms, a bright kitchen, dining area, and a convenient half bath—perfect for both family living and entertaining. Upstairs, you’ll find 4 generously sized bedrooms, including a primary retreat with a luxurious 5-piece ensuite, along with an additional full bathroom and a versatile bonus room ideal for a home office or family lounge. The basement features an illegal suite with a separate entrance, offering 2 bedrooms, a full bathroom, open-concept living and dining area, kitchen, and its own laundry—great for extended family or potential rental income. Ideally located close to Stoney Trail, shopping, and other amenities, this home offers space, functionality, and excellent value. Don’t miss this opportunity!