



**310, 32 Red Embers Parade NE
Calgary, Alberta**

MLS # A2309059



\$369,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,270 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Beautiful townhouse with an attached garage, 2 bedrooms, and 2.5 bathrooms located in the growing community of Redstone. Designed with functionality and comfort in mind, this home offers a practical layout with modern finishes throughout. The main entry features a spacious foyer along with direct access to the garage, plus an additional storage space at the back that is perfect for seasonal items, tires, bikes, or extra storage needs. The second level offers a bright and inviting open concept layout with a practical design for daily living. The kitchen is equipped with quartz countertops, stainless steel appliances, a large pantry, and an oversized island with seating. The living and dining areas are filled with natural light and connect seamlessly to the private balcony. A convenient 2 piece bathroom is also located on this level. Upstairs, you’ll find two spacious bedrooms including a primary retreat with a walkthrough closet and its own 3 piece ensuite. Another full bathroom and upper floor laundry add to the convenience of the layout. Situated with easy access to Stoney Trail, Metis Trail, shopping, schools, parks, and everyday amenities, this home is located in one of Calgary’s fast developing northeast communities. A fantastic opportunity for first time buyers, downsizers, or investors looking for smart value.