



GRASSROOTS
REALTY GROUP

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363, 301 Redstone Boulevard NE
Calgary, Alberta

MLS # A2331077



\$399,999

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,452 sq.ft.	Age:	2024 (2 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, No Neighbours		

Heating:	Forced Air, 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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this standout townhouse in Redstone, perfectly positioned with a park right out front — no direct neighbors, no congestion, just open green space and privacy that's hard to find in townhome living. If you're tired of looking at other units or feeling boxed in, this location alone sets this home apart. Inside, the layout is just as impressive. The upper level features two true primary (master) bedrooms, each with its own ensuite, making it ideal for shared living, guests, or added flexibility without compromise. The main floor offers a bright, functional living space with seamless flow between the kitchen, dining, and living areas — perfect for both everyday living and entertaining. On the lower level, you'll find a versatile rec room that can easily function as a home office, gym, or additional living space depending on your needs. Location is a major advantage here — bus stop nearby, quick access to Stoney Trail and Deerfoot Trail, and close to shopping and everyday amenities, making daily life incredibly convenient. A rare combination of space, flexibility, and an open front setting — this is the kind of townhouse buyers wait for.