



GRASSROOTS
REALTY GROUP

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483 Redstone Boulevard NE
Calgary, Alberta

MLS # A2343537



\$699,000

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to this detached Redstone home offering 1,726 Sq.Ft. of RMS living space above grade, plus additional 631 Sq.Ft fully legal basement suite with its own side entry. It's a proven income property and a great fit for investors or owner-occupiers looking for a mortgage helper. The main and upper levels are currently operating as a successful Airbnb generating over \$35,000 per year, with the legal basement suite adding rental income on top. The main floor offers a welcoming foyer, a bedroom that works well for guests or a home office, a 2-piece bath, a kitchen with a pantry, and connected dining and living areas, along with a practical mudroom. Upstairs, the primary bedroom features a walk-in closet and a 4-piece ensuite, joined by two additional bedrooms, a 4-piece bath, a spacious family room and convenient upper-floor laundry. The legal basement suite includes a private side entrance, kitchen, rec room, bedroom, 4-piece bathroom, laundry, and utility and storage space, giving tenants or extended family a comfortable, independent home of their own. With 5 bedrooms and 3.5 bathrooms in total, the layout works equally well for short-term guests, long-term tenants or a large family. Outside, the large side yard is a rare find, with plenty of room to park an RV or camper. Close to parks, pathways, schools and shopping, with easy access to major routes. Whether you're building an investment portfolio or want help paying the mortgage, this property delivers. Book your private showing today!