

# \$448,000 - 207, 31 Red Embers Parade Ne, Calgary

MLS® #A2107791

**\$448,000**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.02 Acres

Redstone, Calgary, Alberta

Immaculate Townhouse with 4 Bedrooms, 2.5 Bathrooms and Low Condo Fee located in the sought after and easily accessible community of Redstone in Calgary. The main floor features an open layout with wide-plank flooring throughout. The front living room is south facing with lots of sunshine through a large window, next is a spacious dining area. The back gourmet functional Kitchen provides dark maple cabinets, a full stainless appliance package, quartz counters, tile backsplash, a pantry and a patio door leading to a private fenced backyard! And a 2pc bathroom completes the main floor.

The upper level has a master bedroom with a 3-piece suite and another bedroom and a 4-piece bathroom. The fully finished basement provides two spacious bedrooms, a family/rec area, laundry, storage and utility room. The Assigned Parking is the second one just in front of the front entrance. It's conveniently close to major roads, proximity to schools, parks, playgrounds, shopping, restaurants, Cross-Iron mall and transit options. Immediate possession available. Great as rental investment or starter home. Call now to book a showing.

Built in 2018

## Essential Information

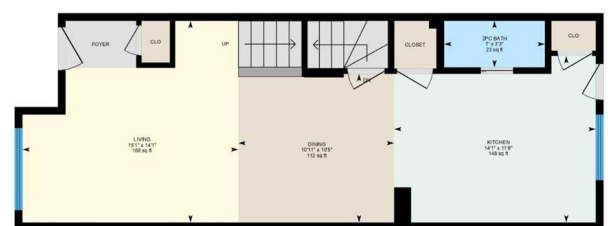
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207-113 Red Embers Parade, Calgary, AB

Main Floor Exterior Area 805.69 sq ft



0 3 6 ft

PREPARED: 2024/02/14

While regions are excluded from total floor area in KAREE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|                |               |
|----------------|---------------|
| Price          | \$448,000     |
| Sold Price     | \$443,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,233         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 207, 31 Red Embers Parade Ne |
| Subdivision | Redstone                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 1E9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Assigned, Stall        |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |

|              |                                         |
|--------------|-----------------------------------------|
| Roof         | Asphalt Shingle                         |
| Construction | Aluminum Siding, Shingle Siding, Stucco |
| Foundation   | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2024 |
| Date Sold      | March 13th, 2024    |
| Days on Market | 27                  |
| Zoning         | M-1                 |
| HOA Fees       | 115.50              |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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