

\$650,000 - 63 Redstone Boulevard Ne, Calgary

MLS® #A2123858

\$650,000

4 Bedroom, 4.00 Bathroom, 1,622 sqft

Residential on 0.08 Acres

Redstone, Calgary, Alberta

Investor Alert! Gorgeous 2-Storey Detached Home with Illegal Basement Suite in the stunning RedStone Community.

Over 2,254 sq ft of living space with 3 beds & 2.5 baths on the main level and a basement suite (illegal) with a separate entrance, kitchen, stacked washer & dryer, full bath, 1 bedroom, and a spacious living room.

Features granite countertops, gas cooktop, stainless steel appliances, hardwood flooring, 9-ft ceilings, powder room, front porch, rear deck & 2 car parking pad.

Professionally managed and currently renting for \$3000/month, and going up to \$3,200/month from Aug 1, 2024. New owners must assume the current tenants. Lease expires on Jan 31st, 2025.

Close to amenities - bus stop, shopping plaza, gas station, grocery, daycare, restaurants
Minutes from airport, highways, malls, warehouses, downtown

Don't miss this opportunity for a turnkey investment property! Contact us for a viewing.

Built in 2017

Essential Information

MLS® #	A2123858
Price	\$650,000
Sold Price	\$657,000
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,622
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Redstone Boulevard Ne
Subdivision	Redstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R5

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dryer, Electric Range, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 6th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	115.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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