

# \$450,000 - 316, 52 Red Sky Villas Ne, Calgary

MLS® #A2217011

**\$450,000**

3 Bedroom, 4.00 Bathroom, 1,553 sqft

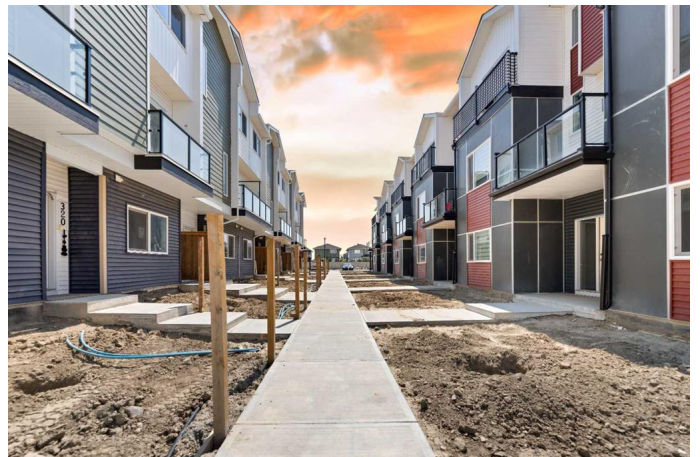
Residential on 0.02 Acres

Redstone, Calgary, Alberta

Welcome to this brand new modern townhouse offering 1,553 sq ft of thoughtfully designed living space in a desirable west facing location. This stylish 3-bedroom, 3.5-bathroom home delivers the ideal balance of comfort, function, and low-maintenance living. The main level features a welcoming entryway, direct access to the attached front garage, and a private bedroom with a full ensuite bathroom. This space is perfect for guests, a home office, or multi-generational living. The second floor showcases an open-concept layout filled with natural light, complete with a spacious living and dining area, a sleek modern kitchen with stainless steel appliances, and a private balcony that is ideal for evening relaxation or weekend BBQs. A convenient powder room completes this level. Upstairs, you will find two generously sized bedrooms, each with its own ensuite for maximum privacy. The laundry area with a stacked washer and dryer is also conveniently located on this upper floor. Positioned as the third unit from the corner, this west-facing home enjoys great natural light and modern curb appeal. Located near key amenities, green spaces, and commuter routes, this is an excellent opportunity to own a move-in-ready home.

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2217011      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,553         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 316, 52 Red Sky Villas Ne |
| Subdivision | Redstone                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 1N3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked     |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
|-------------------|-------------------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Other                              |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 8               |
| Zoning         | M-1             |
| HOA Fees       | 126             |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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