

# \$425,000 - 203, 345 Redstone Walk Ne, Calgary

MLS® #A2196744

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.00 Acres

Redstone, Calgary, Alberta

Welcome to #203 345 Redstone Walk NE!

This Jayman build is not your typical townhouse. There is a common entrance and foyer for 4 units and an additional private door on the side of the garage as well. It has a bright and open floor plan of minimal wear that looks and feels brand new with ample storage throughout. The handsome kitchen has stone countertops, dark modern cabinetry, pantry, also a gas range for the avid cook. One feature the owners have appreciated is its North facing balcony and windows where they can view the Aurora lights when they happen in the comfort of their living room. The large private balcony has a glass enclosure and a bbq gas line with mountain views to the West. There are 2 spacious master bedrooms on the upper floor with large windows, each with an ensuite bath, and a conveniently placed laundry room. The attached and heated garage with a driveway makes for a welcoming drive home. The tankless water heater adds to the efficiency of living here. Jayman prides itself in the quality of their builds and this one is not an exception. Quality materials do matter as the owners found out after a hailstorm that their building's composite sidings was mostly intact vs other residential structures in the area that have sustained more damage after the hailstorm. Your family and kids can enjoy the playground and bbq area in the courtyard, not to mention the K-6 school is about to be built across the street. A short drive to the Calgary Airport, Stoney Trail,



Metis Trail, Deerfoot Trail, restaurants & coffee shops, grocery, schools, Crossiron Mills and Costco in the North. This is a well-loved property for many reasons. This is your chance to be the next proud owner. A must see to appreciate its unique design, the modern, convenient and comfortable living it offers in a family-friendly and amenity-rich community. Oh and the HOA is included in the condo fees!

Built in 2019

### Essential Information

MLS® #	A2196744
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	203, 345 Redstone Walk Ne
Subdivision	Redstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1M5

### Amenities

Amenities	Gazebo, Playground
Parking Spaces	2

Parking	Driveway, Heated Garage, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Courtyard, Playground
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	37
Zoning	M-1
HOA Fees	126
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.