

# \$454,900 - 306 Red Sky Villas Ne, Calgary

MLS® #A2204615

**\$454,900**

3 Bedroom, 4.00 Bathroom, 1,549 sqft

Residential on 0.00 Acres

Redstone, Calgary, Alberta

Welcome to your brand-new modern townhouse offering over 1,550 sq ft of beautifully designed living space! This stylish home features 3 spacious bedrooms and 3.5 bathrooms, perfectly suited for families or professionals seeking comfort and functionality.

Step inside to a welcoming foyer that leads to a private bedroom and full bathroom on the main level—ideal for guests, a home office, or multi-generational living. Enjoy the convenience of an attached front garage for secure and easy access.

Upstairs, the open-concept main floor boasts a bright and airy living space complemented by large windows that flood the home with natural light. The sleek, modern kitchen is equipped with stainless steel appliances and opens up to a cozy balcony—perfect for BBQs or relaxing evenings.

A convenient powder room and stacked laundry are also located on this level for added ease. The upper floor features two generously sized bedrooms, each complete with its own ensuite bathroom, offering privacy and comfort for everyone.

Don't miss your chance to own this stunning, move-in-ready home!

Built in 2025

## Essential Information

MLS® #

A2204615



|                |               |
|----------------|---------------|
| Price          | \$454,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 306 Red Sky Villas Ne |
| Subdivision | Redstone              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2M2               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Trash, Visitor Parking, Snow Removal |
| 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, Electric Range, Range Hood, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |

|              |                                    |
|--------------|------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Concrete |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 58               |
| Zoning         | M-1              |
| HOA Fees       | 126              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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