

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

MLS® #A2217011

**\$450,000**

3 Bedroom, 4.00 Bathroom, 1,553 sqft

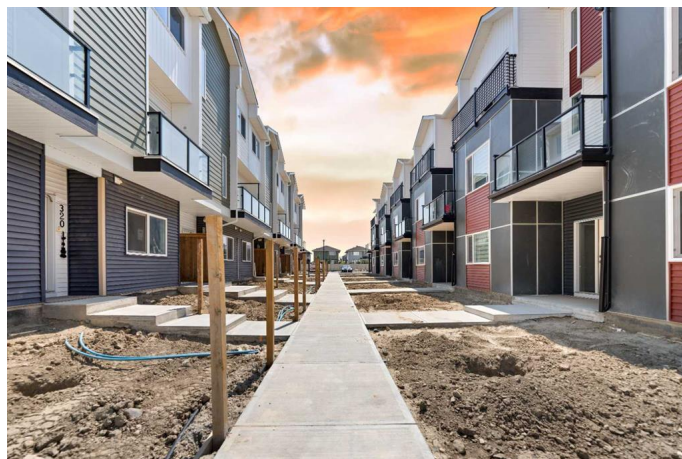
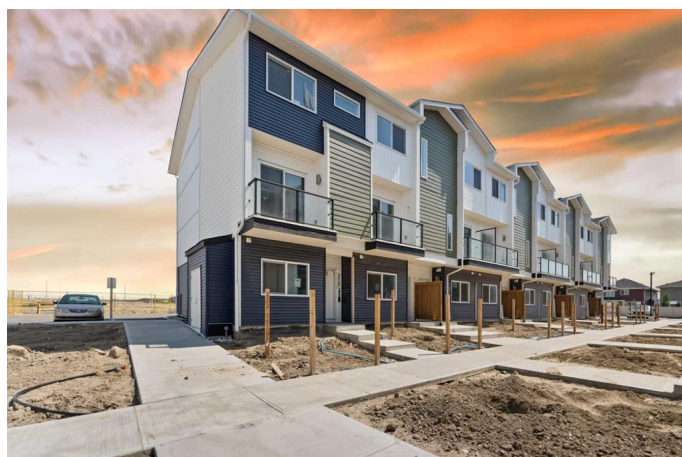
Residential on 0.02 Acres

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	22
Zoning	M-1
HOA Fees	126
HOA Fees Freq.	MON

### **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.