

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

MLS® #A2217011

**\$450,000**

3 Bedroom, 4.00 Bathroom, 1,553 sqft

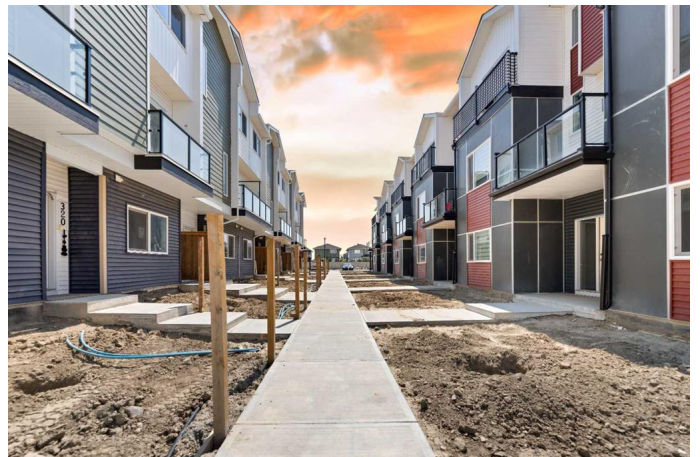
Residential on 0.02 Acres

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
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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	14
Zoning	M-1
HOA Fees	126
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	TREC The Real Estate Company
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