

120 Redstone Avenue NE
Calgary, Alberta

MLS # A2224754



\$534,900

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,428 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday May 31st, 1:30 - 4pm & Sunday June 1st, 11:30 - 2pm. Welcome to this beautifully kept 3-bedroom duplex in the vibrant community of Redstone—a perfect blend of comfort, style, and convenience. Stay cool all summer with CENTRAL AIR conditioning and enjoy the bright, open-concept main floor, enhanced by 9-foot ceilings, hardwood floors and abundant natural light. You'll find both a spacious living room and a separate family room, offering plenty of space for relaxing, entertaining, or working from home. The heart of the home is a chef-inspired kitchen featuring “cabinetry, GRANITE countertops, a large central island, and stainless steel appliances—ideal for family meals or gatherings. The adjacent dining area opens through patio doors to a large deck and a fully landscaped, fully fenced backyard, complete with a fragrant lilac bush, thriving red and golden raspberries and a charming rose bush in the front yard. Upstairs, the primary suite impresses with a walk-in closet and ensuite bath featuring double sinks and a glass shower. Two additional well-sized bedrooms, a 4-piece main bath and a convenient laundry area with washer and dryer complete the upper level. The unfinished basement offers incredible potential, with egress windows and a bathroom rough-in, ready for your future development. A double detached garage off the paved back lane adds convenience and storage. NEW shingles on both house and garage. Ideally located with transit right outside your door and a seniors’ facility just behind the property—a great option for keeping loved ones close. Redstone is a dynamic, family-friendly neighborhood offering parks, playgrounds, outdoor fitness stations, pathways, and a new elementary school on the horizon. This is the one you’ve been waiting for—call today for your private showing before

it's gone!