

**124, 31 Red Embers Parade NE
Calgary, Alberta**

MLS # A2312117



\$385,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,115 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Pantry		

Inclusions: n/a

OPEN HOUSE THIS SATURDAY & SUNDAY 12-2PM Most townhomes force you to compromise. Either on space, sunlight, or location. This one does not. This SOUTH FACING 2 storey townhome in Redstone delivers a rare combination of natural light, functional design, and modern living, all packed into approximately 1115 square feet above grade with 3 bedrooms and 3.5 bathrooms. Built in 2019, the layout is efficient, clean, and designed for real life whether you are a first time buyer, investor, or growing household. The main floor is bright throughout the day thanks to its south exposure and offers a layout that flows naturally for both daily living and entertaining. Upstairs features well sized bedrooms and thoughtfully placed bathrooms, while the fully finished lower level with its own bathroom adds flexibility for a guest space, home office, gym, or a roommate setup to help offset your mortgage. Located in one of northeast Calgary's fastest growing communities, you are minutes from major routes including Stoney Trail, Metis Trail, and Deerfoot Trail, making commuting simple. The home is also conveniently close to Calgary International Airport and shopping at CrossIron Mills, along with nearby grocery stores, restaurants, parks, and everyday amenities. Families will appreciate nearby schools such as Prairie Sky School and access to early learning options like Gaurav Montessori Preschool and Kindergarten. The surrounding community offers parks, pathways, and a family friendly environment that continues to attract strong demand. For investors, this is a newer, low maintenance property in a high demand rental area with long term upside. For homeowners, it offers a comfortable, modern lifestyle in a location that continues to grow. If you have been waiting for a property that actually balances value, function, and location, this is where

your search starts to make sense.