

# \$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 | 13              |
| 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.