



THE
A-TEAM

**RE/MAX
FIRST**

1213 CORNERSTONE Street, Calgary T3N2G1

MLS®#: **A2121131**

Area: **Cornerstone**

Listing Date: **04/08/24**

List Price: **\$484,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Finished Floor Area

Abv Sqft:

1,328

Low Sqft:

Ttl Sqft:

1,328

Lot Sz Ar:

Lot Shape:

DOM

41

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Lawn,Low Maintenance Landscape

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Composite Siding,See Remarks**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`10" x 13`10"	Dining Room	Second	10`5" x 5`9"
Living Room	Second	11`11" x 10`4"	2pc Bathroom	Third	4`11" x 5`4"
Bedroom - Primary	Third	12`5" x 16`3"	Bedroom	Third	12`2" x 7`10"
Bedroom	Third	12`2" x 7`11"	4pc Ensuite bath	Third	8`3" x 4`11"
4pc Bathroom	Third	8`2" x 4`10"	Walk-In Closet	Third	11`1" x 4`0"
Balcony	Second	15`4" x 6`6"	Furnace/Utility Room	Main	9`9" x 5`6"

Condo Fee:
\$178

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2211419**

Remarks

Pub Rmks:

WELCOME HOME TO 1213 CONERSTONE STREET!, a stunning townhouse located in the HIGHLY ACCLAIMED/DESIRED COMMUNITY OF CORNERSTONE in NE CALGARY. Perfectly positioned near the CALGARY AIRPORT, DEERFOOT, STONEY TRAILS, this 3 storey home brings 3 bedrooms and 2.5 bathrooms. The main floor entryway greets you with easy access to the tandem (2 car + storage room) garage. As soon as you enter the 2nd floor you will be flooded with a light and bright kitchen, living area & dining space. A half bath is strategically located off the SUNDRENCHED KITCHEN. From the living room you can step out onto the HUGE BALCONY where you can hang out with loved ones or simply watch a THE SUNRISE AND READ THE MORNING NEWS. The kitchen island has ample storage space and can fit bar stools for extra seating. Upstairs you will have two spare bedrooms and an upstairs main bathroom. The MASTER BEDROOM HAS LOADS OF SPACE FOR A KING SIZE BED and is complimented by an ensuite and LARGE walk in closet. Upstairs laundry is a great perk in this home. This home will work for a variety of families and individuals looking for a stylish place to call home. BOOK YOUR SHOWING TODAY!

Inclusions:

N/A

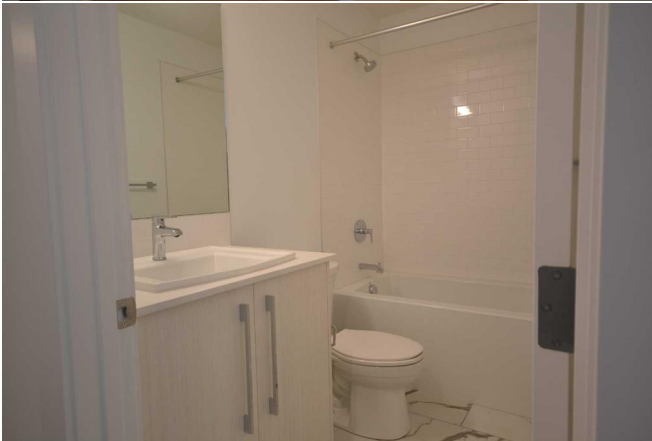
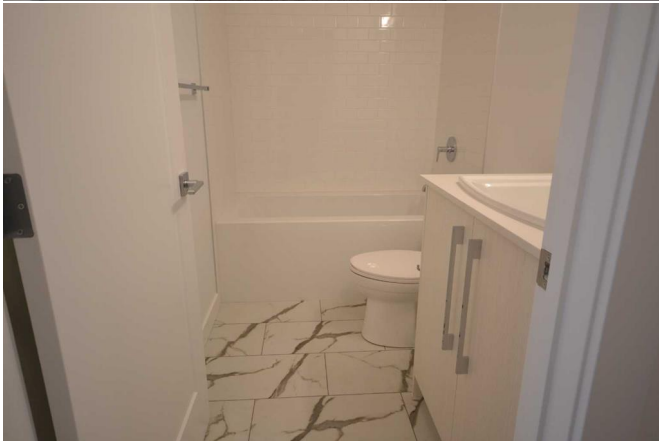
Property Listed By:

Ally Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1213 Cornerstone St NE, Calgary, AB

3rd Floor Exterior Area 672.39 sq ft
Interior Area 612.67 sq ft



0 3 6 ft

PREPARED: 20240403

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1213 Cornerstone St NE, Calgary, AB

2nd Floor Exterior Area 530.11 sq ft
Interior Area 478.10 sq ft



0 3 6 ft

PREPARED: 20240403

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1213 Cornerstone St NE, Calgary, AB

Entry Floor Exterior Area 125.71 sq ft
Interior Area 98.78 sq ft
Excluded Area 482.01 sq ft



0 3 6 ft

PREPARED: 20240403

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

