



THE
A-TEAM

**RE/MAX
FIRST**

30 CORNERSTONE Manor #123, Calgary T3N1E6

MLS® #: **A2167192** Area: **Cornerstone** Listing Date: **09/19/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	6`10" x 12`6"	2pc Bathroom	Second	5`3" x 4`11"
Dining Room	Second	12`3" x 9`4"	Kitchen	Second	14`6" x 10`1"
Living Room	Second	18`0" x 14`11"	4pc Bathroom	Third	6`1" x 8`3"
4pc Bathroom	Third	4`11" x 8`0"	Bedroom	Third	9`2" x 11`11"
Bedroom	Third	8`5" x 11`11"	Bedroom - Primary	Third	11`0" x 13`9"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1810327**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY OCT 20 (2-4PM) Welcome to your dream home in the desirable Cornerstone community! This beautiful end unit townhome offers a perfect blend of style, convenience, and comfort. The main level features a dedicated office, den, or storage space, perfect for remote work or hobbies. The spacious living room is filled with natural light from large windows and opens to a private balcony—ideal for morning coffee or evening relaxation. Cook in style with stainless steel appliances and a stunning quartz countertop in the kitchen. Ample storage makes meal prep a breeze. The dining room features a sliding door to another balcony, perfect for outdoor dining or entertaining. The third floor includes a stacked washer and dryer for laundry convenience and three well-sized bedrooms. Enjoy low-maintenance living with vinyl flooring throughout, complemented by cozy carpet on the stairs. Enjoy the ease of double attached garage parking with built-in shelvings. Experience the benefits of community living without breaking the bank! This end unit townhome is a rare find—schedule your showing today and make it yours!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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





