



THE
A-TEAM

**RE/MAX
FIRST**

864 CORNERSTONE Boulevard, Calgary T3N 2E2

MLS®#: **A2178976**

Area: **Cornerstone**

Listing Date: **11/13/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,573**
Low Sqft:
Ttl Sqft: **1,573**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Other
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 4'6"	Dining Room	Main	8'8" x 7'10"
Kitchen	Main	11'8" x 11'11"	Living Room	Main	17'2" x 16'2"
3pc Ensuite bath	Upper	8'2" x 4'11"	4pc Bathroom	Upper	8'2" x 4'11"
Bedroom	Upper	8'2" x 12'4"	Bedroom	Upper	8'8" x 10'1"
Bedroom - Primary	Upper	13'4" x 11'6"	Bedroom	Lower	9'4" x 10'0"
Furnace/Utility Room	Lower	9'5" x 4'1"			

Legal/Tax/Financial

Condo Fee:
\$261

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
m-1

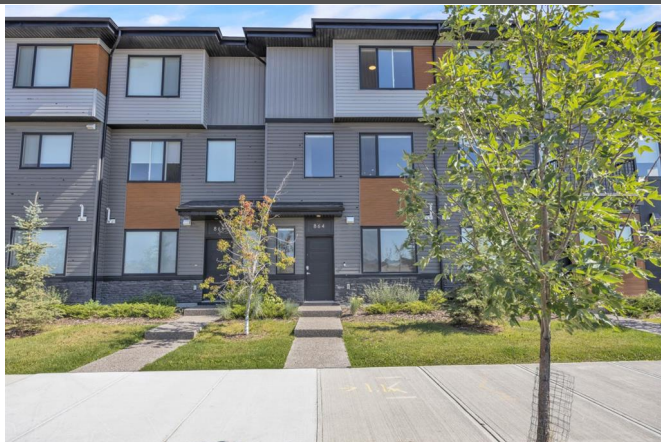
Legal Desc: **2211473**

Remarks

Pub Rmks: **This west-facing 4-bedroom townhouse boasts a double attached garage. The lower level includes a versatile bedroom/den with direct access to the garage. On the main floor, enjoy a spacious open living area, a tech space, a balcony, a kitchen featuring quartz countertops, and a convenient 2-piece bathroom. Large windows throughout ensure excellent cross ventilation and abundant natural light. The upper level offers a laundry area, a linen closet, a 4-piece bathroom, two well-sized bedrooms, and a primary bedroom complete with a 3-piece ensuite and walk-in closet. Situated just steps from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and only a short drive from Calgary International Airport and local restaurants, this townhouse is a must-see. Don't wait—schedule your showing with your favorite REALTOR® today! ***Virtual photos have been used for furniture display*****

Inclusions:
Property Listed By: **NA**
PREP Realty

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













864 Cornerstone Blvd NE, Calgary, AB

Main Floor Exterior Area 133.00 sq ft
Interior Area 552.24 sq ft



0 3 6 ft

PREPARED: 2024/05/04



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

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Upper Floor Exterior Area 670.11 sq ft
Interior Area 626.07 sq ft



0 3 6 ft

PREPARED: 2024/05/04



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Lower Floor Exterior Area 289.34 sq ft
Interior Area 242.34 sq ft
Excluded Area 277.89 sq ft



0 2 4 ft

PREPARED: 2024/06/04

Notes: Figures are excluded from total floor area in GROUND floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.