



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6327 128 Avenue, Calgary T3N 1B9**

MLS®#: **A2179358**

Area: **Cornerstone**

Listing Date: **11/14/24**

List Price: **\$439,900**

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: **1,130**  
Low Sqft:  
Ttl Sqft: **1,130**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Views**  
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Tray Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`6" x 4`11"</b>	<b>Dining Room</b>	<b>Second</b>	<b>8`10" x 8`4"</b>
<b>Kitchen</b>	<b>Second</b>	<b>10`6" x 9`10"</b>	<b>Living Room</b>	<b>Second</b>	<b>13`10" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>5`1" x 7`8"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 7`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`11" x 13`1"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`3" x 14`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`9" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$134**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2210866**

Remarks

Pub Rmks: **This stunning 2 bed, 2.5 bath townhome in Cornerstone combines modern style with an unbeatable location! Facing 128 Avenue with serene views of a pond and walking trails, this home features an open main floor, a bright south-facing dining area, stainless steel appliances, and quartz countertops in the kitchen. Both spacious bedrooms fit king-sized beds and include modern barn doors to large walk-in closets. Relax on your private balcony and enjoy the convenience of an attached, heated garage. Just a 2-minute drive or 10-minute walk to shopping plazas and playgrounds, with transit steps away. Future development in Cornerstone makes this a prime investment as more homes and amenities come to the area.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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







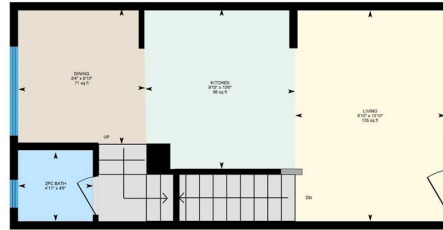






**6327-128 128 Ave NE, Calgary, AB**

Main Floor Exterior Area 431.96 sq ft  
Interior Area 285.59 sq ft



PREPARED: 2024/1/14



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.

**6327-128 128 Ave NE, Calgary, AB**

2nd Floor Exterior Area 558.81 sq ft  
Interior Area 558.82 sq ft



PREPARED: 2024/1/14



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**6327-128 128 Ave NE, Calgary, AB**

Lower Floor Exterior Area 141.82 sq ft  
Interior Area 125.04 sq ft  
Excluded Area 275.53 sq ft



PREPARED: 2024/1/14



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.

