



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**519 CORNER MEADOWS Square, Calgary T3N1Y4**

MLS®#: **A2179515**

Area: **Cornerstone**

Listing Date: **11/15/24**

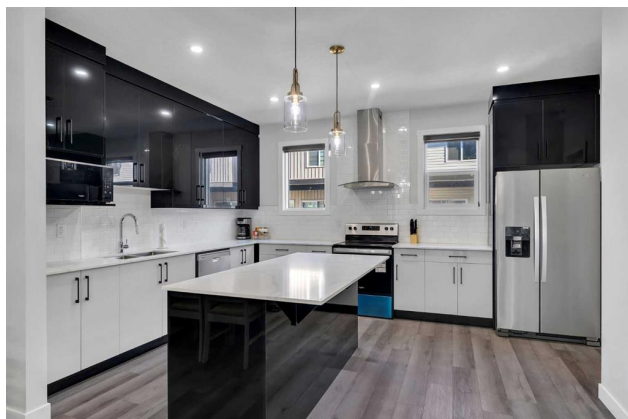
List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area  
Abv Sqft: **1,820**  
Low Sqft:  
Ttl Sqft: **1,820**

Lot Information

Lot Sz Ar: **800 sqft**  
Lot Shape:

DOM

**5**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Barbecue,BBQ gas line**

Construction: **Mixed**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	5'0" x 7'5"
Furnace/Utility Room	Main	6'5" x 7'5"
Dining Room	Second	15'2" x 8'8"
Living Room	Second	18'10" x 11'11"
4pc Bathroom	Third	4'9" x 9'3"
Bedroom	Third	9'6" x 12'1"
Bedroom - Primary	Third	13'2" x 12'0"

Room	Level	Dimensions
Bedroom	Main	11'8" x 9'5"
2pc Bathroom	Second	42'11" x 4'11"
Kitchen	Second	15'4" x 12'5"
3pc Ensuite bath	Third	5'9" x 9'2"
Bedroom	Third	9'6" x 12'1"
Laundry	Third	5'9" x 7'10"

Condo Fee:  
**\$211**

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

Zoning:  
**M-1**

Legal Desc: **2410710**

Remarks

Pub Rmks: **An excellent opportunity to own a turnkey property with 4 bedrooms, 3.5 bathrooms, and a double garage, conveniently located near the airport, offering strong potential as an Airbnb investment. This Townhouse offers over 1820 sqft of living space including 4 spacious bedroom and 3.5-bathroom. It is a perfect blend of luxury and practicality with all modern amenity, Ideal for families/ investors. It's prime location provides easy access to all major conveniences. Upon entering the main floor, you'll find a spacious bedroom with a large window and a 4-piece ensuite. There is plenty of storage space and direct access to the double-car garage—perfect for year-round comfort. Upstairs, the open-concept layout unfolds with a generous living and dining area that flows into the chef's kitchen, equipped with upgraded appliances. A large patio door leads to a private balcony, complete with a natural gas connection—ideal for hosting the perfect BBQs. On the third floor, you'll find the luxurious master suite, featuring oversized windows that fill the space with natural light and a 4-piece ensuite. Two additional generously sized bedrooms share a bathroom, while a convenient walk-in laundry room with a sink and ample storage completes the floor. There's even more to enjoy as this property overlooks a serene greenspace, offering a peaceful outdoor retreat. Additionally it provides easy access to all the amenities you need like grocery stores, banks, restaurants, CrossIron Mills Mall, and the airport. This home is a perfect blend of style and convenience, with great potential. Don't miss out on this exceptional property!**

Inclusions: **n/a**  
Property Listed By: **Real Broker**

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



