



THE A-TEAM

RE/MAX FIRST

302 CORNER GLEN Circle, Calgary T3N 2E1

MLS®#: A2180747 Area: Cornerstone Listing 11/25/24 List Price: \$499,900
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: 1,567
Low Sqft:
Ttl Sqft: 1,567

DOM
58
Layout
Beds: 4 (4 )
Baths: 2.5 (2 1)
Style: 3 Storey

Access:
Lot Feat: Corner Lot,Garden
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,Garden,Lighting
Construction: Stone,Vinyl Siding
Flooring: Carpet,Ceramic Tile,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, Kitchen, etc. with their levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$261**

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

Zoning:  
**M-1**

Legal Desc: **2310007**

Remarks

Pub Rmks: **Welcome to this Townhome built by Shane Homes. This unit features 4 bedrooms, 2.5 bathrooms with an attached double car garage. The main floor entrance level is developed with a flex area which can be used as Bedroom or Office. Walking up the stairs you will find the upper-level main floor which is bright and open and has vinyl plank throughout; the L-shaped kitchen has quartz countertops, stainless steel appliances; a spacious dining area open to the living room, a 2 pc bathroom and a north-facing balcony with gas line. The top floor has a primary bedroom with a walk-in closet and 3 pc ensuite with shower with glass sliding door; 2 additional bedrooms; a 4 pc bathroom; a stacked laundry closet and a linen closet. This complex has ample of visitor parking, and a beautifully landscaped courtyard area. Located in Cornerstone with just steps away from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and local restaurants. Plus plenty of future parks, school spaces, and LRT stations and excellent access to the airport, Stoney Trail, and Deerfoot Trail. Don't miss out on the opportunities to own a Beautiful townhome in Cornerstone.**

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

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











