



THE A-TEAM

RE/MAX FIRST

3 CORNERSTONE Row, Calgary T3N 2K4

MLS®#: A2184880 Area: Cornerstone Listing Date: 12/31/24 List Price: \$489,999
Status: Active County: Calgary Change: -\$19k, 13-Jan Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Calgary Year Built: 2024
Finished Floor Area: Abv Sqft: 1,466 Low Sqft: Ttl Sqft: 1,466

Access: Corner Lot, Front Yard, Landscaped Lot Feat: Double Garage Attached, Driveway Park Feat:

DOM: 22 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: Central, Forced Air, Natural Gas Sewer: Ext Feat: Lighting
Construction: Asphalt, Concrete, Vinyl Siding, Wood Frame Flooring: Carpet, Tile, Vinyl Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer Int Feat: Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$203

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2312138**

Remarks

Pub Rmks: **"PRICE REDUCED"Welcome to this BRAND NEW, SHOW HOME unit—a stunning 3-storey townhome located in the vibrant community of Cornerstone, NE Calgary. Available for quick possession, this exquisite townhouse features 3 spacious bedrooms and 2.5 modern bathrooms. The open-concept floor plan is complemented by luxurious LVP flooring and elegantly tiled bathrooms. As you enter through the stylish front foyer, you'll find a kitchen that boasts quartz countertops, pot lights, and stainless-steel appliances, all set under high, textured ceilings. The home also offers the convenience of a tandem garage. Ideally located, this home is within walking distance to essential amenities such as the new Chalo-Fresco, Tim Hortons, RBC plaza, and a bus stop right in front of the complex. You'll also benefit from the proximity to the new Sikh Gurudwara, a future train station, and planned school sites—making this an ideal location for both families and commuters. Flexible possession options are available in 2, 4, 6, 8, and 12 months, allowing you to move in at your convenience. Additionally, enjoy the benefit of low condo fees in this meticulously designed townhouse complex. Don't miss the chance to make this beautiful property your new home!**

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

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





