



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 CORNERSTONE #104, Calgary T3N2K4**

MLS®#: **A2195582**      Area: **Cornerstone**      Listing Date: **02/22/25**      List Price: **\$489,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,466**  
 Low Sqft:  
 Ttl Sqft: **1,466**

DOM

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

Parking

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

Access:  
 Lot Feat:  
 Park Feat: **Other  
 Double Garage Attached,Driveway**

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:  
 Fnd/Bsmt: **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

Room	Level	Dimensions
Bedroom - Primary	Third	11`1" x 12`0"
Bedroom	Third	9`1" x 8`5"
Furnace/Utility Room	Main	9`1" x 5`8"
Kitchen With Eating Area	Second	18`3" x 13`7"
2pc Bathroom	Second	5`4" x 5`0"

Room	Level	Dimensions
Bedroom	Third	9`9" x 8`5"
Laundry	Third	3`5" x 3`3"
Living Room	Second	14`9" x 13`7"
3pc Ensuite bath	Third	8`4" x 5`9"
4pc Bathroom	Third	9`10" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$203**

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

Zoning:  
**M-G**

Legal Desc: **2312138**

Remarks

Pub Rmks: **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**







