

11 Cornerstone Row NE
Calgary, Alberta

MLS # A2217459



\$489,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,438 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Guest, On Street, Tandem		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

LOCATION, CONVENIENCE & COMFORT — this beautifully designed townhouse in the heart of Cornerstone checks all the boxes! Located just steps from the Chalo FreshCo plaza, with quick access to Stoney Trail and only a 10-minute drive to Calgary International Airport. The entry-level welcomes you with a bright foyer and access to your tandem double attached garage, offering room for two vehicles plus plenty of storage. On the main floor, you'll find an open-concept layout with a spacious living and dining area, a modern kitchen with stainless steel appliances, sleek countertops, and ample cabinetry. Step out onto your private oversized balcony, perfect for relaxing or entertaining. A handy half bath completes this level. Upstairs, the primary bedroom features a walk-in closet and 3-piece ensuite, while two additional bedrooms share a well-appointed 3-piece bathroom. The convenient upper-floor laundry makes daily routines a breeze. This move-in-ready home offers incredible value with LOW condo fees in a thriving, amenity-rich community. Book your private showing today!