

# \$469,900 - 58 Cornerstone Manor Ne, Calgary

MLS® #A2194653

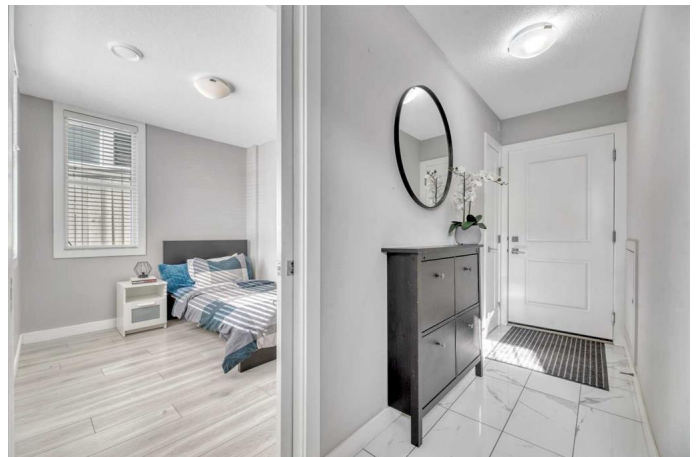
**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this beautiful and spacious 4 BEDROOM 2.5 BATH CORNER END UNIT Townhouse, which comes with a HUGE DOUBLE ATTACHED GARAGE and a SOUTH-FACING balcony!!! Upon entry, you will be greeted by an entryway leading to a spacious bedroom, a mudroom closet, and the double attached garage-where you can find the utility room. The second floor offers an open-concept floor plan that includes the dining area, kitchen, living area, corner office space, a half bath, and the balcony. The kitchen is equipped with stainless steel appliances, quartz countertops, a long kitchen island, and a well-sized pantry. The top floor boasts a large and cozy master bedroom that comes with a walk-in closet and an ensuite bathroom; two additional generously sized bedrooms, the washer and dryer, and a full bath. Since this is a corner end unit, you will have the luxury of having extra windows that allow ample amount of outdoor light indoors-making this home bright and airy. In the balcony, you will find a gas line for your barbecue grill as an added bonus. New carpet flooring were professionally installed in all the carpeted areas of the home. There is plenty of street parking for your guests just steps away from this home's front door, as well as a number of visitor's parking when you drive inside the complex. This home is close to bus stops, schools, parks, restaurants, and Shopping Centres; as well as it offers easy access to Stoney Trail for fast and easy



commute. Don't miss the opportunity to make this wonderful home yours!!!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2194653      |
| Price          | \$469,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,568         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 58 Cornerstone Manor Ne |
| Subdivision | Cornerstone.            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 1S4                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range                                 |

|          |                         |
|----------|-------------------------|
| Heating  | Forced Air, Natural Gas |
| Cooling  | None                    |
| Basement | None                    |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Front Yard, Landscaped   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 49              |
| Zoning         | M-1             |
| HOA Fees       | 52              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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