

\$649,990 - 1817 Cornerstone Boulevard Ne, Calgary

MLS® #A2201671

\$649,990

4 Bedroom, 4.00 Bathroom, 1,651 sqft
Residential on 0.07 Acres

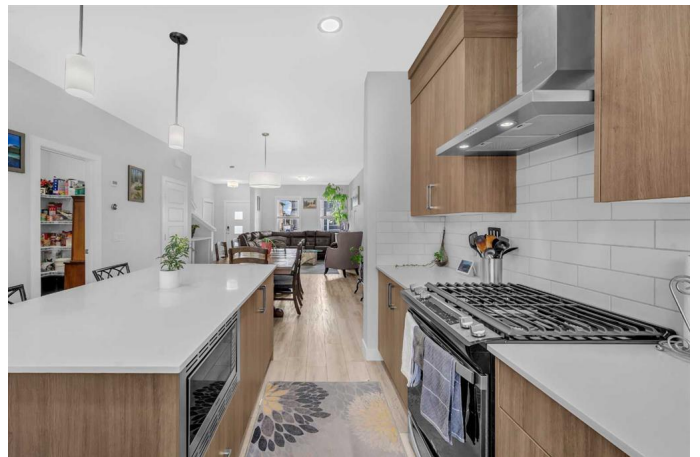
Cornerstone., Calgary, Alberta

Welcome to 1817 Cornerstone Boulevard NE!
Join us for an Open House on March 15th
(Saturday) and 16th (Sunday) from 1:00 to
4:00 p.m.

This immaculate, 2024-built semi-detached home offers over 1,651 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, and an upgraded legal basement suite that's already rented providing a fantastic mortgage helper from day one! providing a total of 2300+ SQFT of living space including the legal basement suite.

As you arrive, you'll love the inviting front porch and low-maintenance landscaping with concrete pathways leading to the separate side entrance. Step inside to discover a bright, open-concept layout with 9-foot knockdown ceilings, tile flooring in the entryway, a spacious living room, and a dining area that flows seamlessly into the L-shaped kitchen. The kitchen is fully upgraded with a chimney hood fan, gas stove, built-in microwave and a premium stainless steel appliance package. There's also a 2-piece powder room on this level, and at the back, you'll find access to two rear parking spaces.

Upstairs, the home features no carpet throughout, a generous bonus room, and three bedrooms. The primary HOUSE includes a 4-piece ensuite and a walk-in closet, while the second and third bedrooms share another



4-piece bathroom. Additional upgrades include tile flooring in all bathrooms, upstairs laundry with a floor drain, and large windows that bring in plenty of natural light.

The legal basement suite boasts 9-foot ceilings, a separate entrance, one bedroom, a full kitchen, private laundry, and high-end finishes, matching the quality of the upper floors. The current tenant is excellent and would love to stayâ€”adding immediate rental income for the new owner.

Located in Cornerstone, one of NE Calgaryâ€™s most desirable and fastest-growing communities, this home offers exceptional convenience! Youâ€™ll be steps from Chalo Freshco plaza, parks, public transit stops, and have easy access to Stoney Trailâ€”perfect for commuters. Cornerstone Boulevard is a future transit route, making this a prime location for long-term value and accessibility. Shopping, dining, and other amenities are all close by, offering the ideal blend of comfort and convenience.

Donâ€™t miss this incredible opportunity to own a brand-new home with rental income potential in this vibrant and family-friendly community. Contact your favorite Realtor today to book a private showing!

Built in 2024

Essential Information

MLS® #	A2201671
Price	\$649,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,651

Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1817 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2L7

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground
Lot Description	Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed, Other, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
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Days on Market	1
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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