



**302, 1350 Cornerstone Street NE
Calgary, Alberta**

MLS # A2323002



\$438,900

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,531 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cornerpark by Shane Multi-Family. The Rowan unit offers 1,509 sq. ft. of thoughtfully designed living space with 4 spacious bedrooms, 2.5 bathrooms, a versatile den, and a double attached garage. The open-concept layout blends comfort and functionality, creating a home that works beautifully for everyday living, entertaining, and growing families. Inside, you'll find stylish and practical finishes, including "flat baseboards, wire mesh shelving in the pantry, linen, and closets as per plan, quartz countertops with an undermount kitchen sink, "upper kitchen cabinets, a pedestal sink in the half bath, and quartz countertops with a top-mount sink in the full bathroom. The exterior is equally impressive, with colour-rich siding, stone veneer, private walkways to each unit, energy-saving vinyl windows, and covered balconies with maintenance-free vinyl decking. Enjoy the added convenience of a natural gas BBQ outlet rough-in, an insulated "x "metal garage door as per plan, and a quiet belt-drive garage door opener with keyless pad entry, camera, and two remotes. Set in a vibrant and well-connected community, the Rowan offers exceptional value, smart design, and the space "s buyers are looking for. (Photos shown are of a similar model; the actual unit may vary slightly.)