



GRASSROOTS
REALTY GROUP

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1701 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2326304



\$465,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None.

Welcome to 1701 Cornerstone Boulevard NE, an incredible opportunity to own a NO CONDO FEE townhome in one of Calgary's fastest-growing communities! Whether you're a first-time buyer, investor, or someone looking for a home with future upside, this property checks all the boxes. Featuring 3 spacious bedrooms, 2.5 bathrooms, and an unfinished basement, this home offers the perfect opportunity to add value by developing additional living space or exploring the potential for a basement suite (subject to City approval). Sitting on the largest lot on the street, this desirable corner lot provides extra outdoor space, privacy, and endless possibilities, including room to build a detached garage in the future. The west-facing backyard is perfect for enjoying afternoon and evening sunshine, while recent upgrades including central air conditioning, a brand-new roof, and new siding provide peace of mind for years to come. Located in the vibrant community of Cornerstone, you'll enjoy easy access to parks, playgrounds, scenic walking pathways, natural wetlands, and extensive green spaces, making it an ideal location for families and outdoor enthusiasts. Everyday conveniences are just minutes away with Highstreet at Cornerstone, featuring grocery shopping, restaurants, cafés, pharmacies, and professional services. You'll also appreciate quick access to Stoney Trail, Country Hills Boulevard, Deerfoot Trail, Calgary International Airport, CrossIron Mills, transit, and the community's growing selection of schools and recreational amenities. With no condo fees, a premium corner lot, major exterior updates already completed, and outstanding future potential, this is a rare opportunity to own a property that offers exceptional value today while leaving plenty of room to build equity tomorrow.

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