



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1636 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2331878



\$495,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Interior Lot, Level		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

Inclusions: N/A

Welcome to this low-maintenance home in the vibrant community of Cornerstone, offering stylish modern finishes, excellent functionality, and the added benefit of NO CONDO FEES. This two-storey townhouse offers 3 BEDS, 2.5 BATHS a DOUBLE DETACHED GARAGE. Step inside to a bright, open-concept main floor highlighted by 9-foot ceilings, large windows, and durable vinyl flooring. The spacious kitchen is designed for both everyday living and entertaining, featuring granite countertops, plenty of cabinetry and counter space, and upgraded stainless-steel appliances including a double-door refrigerator, range, microwave hood fan, and built-in dishwasher. Upstairs, you'll find three well-sized bedrooms and the convenience of an upper-floor laundry room. The spacious primary bedroom includes a walk-in closet and private 3-piece ensuite, while an additional full bathroom serves the remaining bedrooms. The undeveloped basement offers plenty of space for future development and the opportunity to customize it to suit your needs. It is already equipped with 4-piece bathroom rough-in plumbing, an energy-efficient furnace, and water heater. Ideally located within walking distance of Cornerstone Plaza, restaurants, banks, transit, and everyday amenities, this home also offers convenient access to Saddletown LRT, Stoney Trail, Calgary International Airport, and Costco. With ample additional street parking directly out front, this move-in-ready property delivers an excellent combination of comfort, convenience, and value in one of northeast Calgary's growing communities.