

# \$469,900 - 11 Cornerstone Row Ne, Calgary

MLS® #A2232995

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

## LOCATION, CONVENIENCE & COMFORT

— this beautifully designed home in the vibrant community of Cornerstone offers unbeatable value. Just steps from the Chalo FreshCo plaza, with easy access to Stoney Trail and only 10 minutes from Calgary International Airport, this location is ideal for commuters and families alike.

Step inside to a bright entryway and your tandem double attached garage—perfect for two vehicles and extra storage. The main floor features a spacious open-concept layout with a stylish kitchen boasting stainless steel appliances, modern cabinetry, and sleek countertops. The large dining and living areas flow seamlessly onto your oversized private balcony, ideal for relaxing or entertaining. A convenient half bath completes this level.

Upstairs, you—™ll find a generous primary suite with walk-in closet and private 3-piece ensuite, along with two additional bedrooms and a well-appointed 3-piece bath. Upper-floor laundry adds to the home's smart layout.

With LOW monthly condo fees—this move-in-ready home offers exceptional value in a growing, amenity-rich neighbourhood. Don—™t miss this rare opportunity. Book your private showing today!

Built in 2023



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232995      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,438         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Cornerstone Row Ne |
| Subdivision | Cornerstone.          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2K4               |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Trash, Visitor Parking                                               |
| Parking Spaces | 2                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, On Street, Guest, Tandem |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

## Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 45              |
| Zoning         | M-G             |
| HOA Fees       | 53              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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