

# \$629,990 - 83 Corner Meadows Grove Ne, Calgary

MLS® #A2256544

**\$629,990**

5 Bedroom, 4.00 Bathroom, 1,478 sqft

Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

Welcome to 83 Corner Meadows Grove NE, a beautifully designed 2023-built Jayman home nestled in the family-friendly community of Corner Meadows. Offering nearly 1,478 sq. ft. of above-grade living space, this property blends comfort, functionality, and investment potential.

The main floor features an open and bright living area, a modern kitchen with ample cabinetry, a spacious dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms including a generous primary suite with a walk-in closet and private 4-piece ensuite, plus an additional full bathroom.

A standout feature is the legal 2-bedroom basement suite with separate side entrance, currently generating \$1,450/month rental income. Complete with its own kitchen, laundry, 4-piece bath, and two bedrooms, it's an ideal mortgage helper, rental opportunity, or extended family space.

This energy-efficient home comes with 10 solar panels, triple pane windows, and a high-efficiency furnace, helping reduce utility costs and ensuring long-term value.

Enjoy unmatched convenience with a playground, pond, and walking pathways just steps away. Bus stops are a 2-minute walk, while schools, parks, and shopping (including



Chalo Freshco Plaza) are nearby. Sports enthusiasts will also appreciate the local cricket ground and community recreation options.

Combining practicality with income potential, this turn-key home offers a vibrant lifestyle and a smart investment in one of Calgary’s growing communities.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256544    |
| Price          | \$629,990   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,478       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 83 Corner Meadows Grove Ne |
| Subdivision | Cornerstone.               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 2C2                    |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Park        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer                                    |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-G                  |
| HOA Fees       | 53                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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