



**GRASSROOTS**  
REALTY GROUP

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**302, 50 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2239154**



**\$449,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 179
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	n/a
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Move-in ready townhouse in Calgary's family-friendly Cornerstone community featuring low condo fees and a prime location near shopping, parks, and major highways. This well-maintained home offers a practical double tandem garage with extra storage space, perfect for protecting vehicles during winter months. The inviting main floor boasts an open-concept design with a sunlit living room featuring large windows, a modern kitchen with ample cabinet space and sleek countertops, and a dining area that flows onto a private west-facing balcony - ideal for relaxing summer evenings. Upstairs includes a spacious primary suite with walk-in closet and 4-piece ensuite, two generously-sized secondary bedrooms, a full family bathroom, and the added convenience of upstairs laundry. With its functional layout, desirable location, and attractive price point, this turnkey property won't last long - schedule your showing today before it's gone!