



GRASSROOTS
REALTY GROUP

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**301, 50 Cornerstone Passage
Calgary, Alberta**

MLS # A2269484



\$395,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,401 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 179
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this End-Unit, East-Facing Townhome located in the growing community of Cornerstone NE. Built in 2022, this modern and well-maintained home offers 3 bedrooms, 2.5 bathrooms, and a double attached garage, making it a perfect choice for families, first-time buyers, or investors. The main level features a bright and open layout with large windows providing plenty of natural light. The kitchen offers modern stainless steel appliances, stylish cabinetry, and a functional dining area—ideal for everyday living and entertaining. Durable vinyl flooring runs throughout the main spaces for easy maintenance. Upstairs, you’ll find 3 generous-sized bedrooms including a comfortable primary suite with its own ensuite. The home also includes in-unit storage, upper-level laundry, and thoughtful interior design to maximize convenience and comfort. This property offers two access points (East and West entrances) for added practicality and ease. One of the best features of this home is the low condo fee (less than \$180/month), adding incredible value to this well-located townhome. ****Situated right beside public transit**** and close to parks, pathways, shopping, schools, Stoney Trail, Calgary Airport, and CrossIron Mills, this location is ideal for convenient living.