



GRASSROOTS
REALTY GROUP

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3610 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2270571



\$435,000

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

There is no buyer access to the property. There is mold in the home. It needs a full restoration. This property presents an excellent opportunity for those seeking to invest or rebuild in one of the fastest-growing communities. Located in the vibrant neighbourhood of Cornerstone, this home sits on a desirable laned lot with an attached double garage and side entrance, offering plenty of potential for future development. While the interior currently requires significant remediation due to mold contamination, the property's setting and community features make it an attractive prospect. Cornerstone is known for its family friendly atmosphere, modern amenities, and abundant green spaces. Residents enjoy easy access to parks, playgrounds, walking paths, and open fields, ideal for outdoor activities and an active lifestyle. The area also offers quick connections to major routes, as well as proximity to schools, shopping, restaurants, and transit, making it as convenient as it is welcoming.