



**507, 72 Cornerstone Manor NE  
Calgary, Alberta**

**MLS # A2303371**



**\$410,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained and move-in-ready townhouse offering a perfect blend of space, functionality, and convenience. From the moment you enter, you'll appreciate the high ceilings and abundance of natural light, creating an open and airy atmosphere throughout the home. The open-concept main living area connects the living room and kitchen, making it ideal for both everyday living and entertaining. The kitchen offers ample cabinets and counter space, while the bright living area provides a comfortable setting for relaxing or hosting guests. This home features three generously sized bedrooms plus a dedicated office/den, offering flexible space for working from home, a study area, or additional storage. The thoughtful layout ensures privacy and comfort for families, professionals, or downsizers alike. Additional highlights include: Attached double car garage, providing secure parking and extra storage; Clean and well-kept interiors; Low condo fees, keeping monthly costs affordable; and Bright lighting throughout, enhancing the modern feel of the home. The location is truly exceptional—close to a shopping complex, playgrounds, and the airport, making daily errands and travel incredibly convenient. With easy access to Stoney Trail and Deerfoot Trail, commuting anywhere in the city is quick and efficient. Whether you're a first-time buyer, growing family, or investor, this townhouse delivers space, comfort, and unbeatable accessibility in one attractive package.