

# \$445,000 - 61 Cornerstone Row Ne, Calgary

MLS® #A2255439

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Brand New, Never Lived In Before, Very Low Condo Fees, Offering 3 spacious bedrooms and 2.5 elegantly appointed bathrooms, this showpiece home welcomes you with a bright, open-concept floor plan, Luxury Vinyl Plank (LVP) flooring, and tasteful tile finishes that exude modern sophistication. The second level reveals a chef-inspired kitchen complete with quartz countertops, pot lighting, stainless steel appliances, and soaring textured ceilings—perfectly blending form and function for the contemporary homeowner. Additional highlights include a tandem attached garage and low monthly condo fees, all nestled within a professionally maintained development. Enjoy the ease of urban living with essential amenities just steps away—including Chalo FreshCo, Tim Hortons, RBC, and direct transit access at your doorstep. Strategically positioned near the upcoming Sikh Gurdwara, future LRT station, and planned schools, this location is ideal for both families and professionals alike. With seamless access to Stoney Trail and just a 15-minute commute to Calgary International Airport, this property offers convenience, connectivity, and long-term growth potential—all at a market-disrupting price. Act quickly—opportunities like this don't last. Schedule your private viewing today and experience the perfect blend of value, style, and location.

Built in 2025



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255439      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,510         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 61 Cornerstone Row Ne |
| Subdivision | Cornerstone.          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2K5               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                              |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                                       |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Lane       |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 61                  |
| Zoning         | M-G                 |
| HOA Fees       | 56                  |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | AlphaX Realty |
|----------------|---------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.