

# \$559,000 - 1677 Cornerstone Boulevard Ne, Calgary

MLS® #A2228731

**\$559,000**

3 Bedroom, 2.00 Bathroom, 1,575 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

?? **\*\*Beautiful East-Facing Townhouse in Cornerstone | No Condo Fees\*\***

?? **\*\*Key Features:\*\***

\* **\*\*Located in one of the most desirable communities â€™ Cornerstone\*\***

\* **\*\*No Condo Fees\*\*** â€™ enjoy complete ownership with no monthly condo costs

\* **\*\*East-Facing\*\*** â€™ bright mornings and natural light throughout the day

\* **\*\*Fully Fenced Backyard\*\*** â€™ perfect for kids, pets, and privacy

\* **\*\*Private Deck\*\*** â€™ great for entertaining, BBQs, or relaxing

\* **\*\*Back Alley Access\*\*** â€™ added privacy and convenience

\* **\*\*Parking for 2 Vehicles\*\*** â€™ off-street, in the back

??? **\*\*Main Floor Highlights:\*\***

\* **\*\*Open-Concept Layout\*\*** â€™ spacious and inviting from the moment you enter

\* **\*\*Large Living Area\*\*** â€™ ideal for relaxation or family gatherings

\* **\*\*Dining Area\*\*** â€™ well-placed for everyday meals and hosting guests

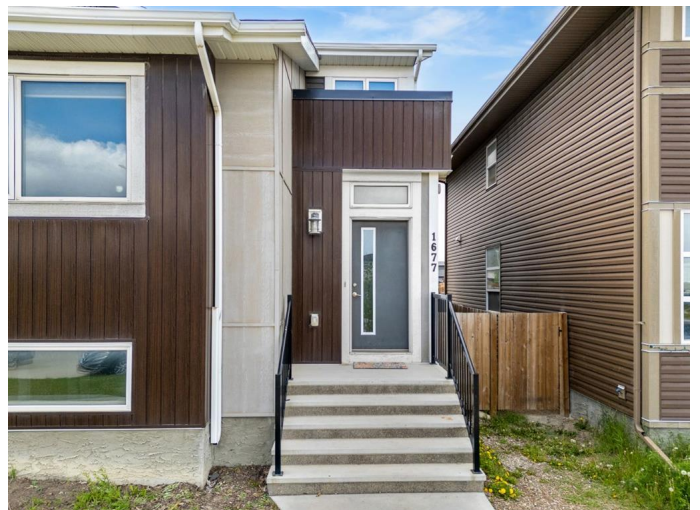
\* **\*\*Modern Kitchen\*\***

\* Equipped with **\*\*stainless steel appliances\*\***

\* **\*\*Large pantry\*\*** for ample storage

\* Sleek, modern finishes

\* **\*\*3-Piece Bathroom\*\*** â€™ convenient for guests and day-to-day use



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#### ??? \*\*Second Level:\*\*

- \* \*\*Spacious Bedroom\*\* â€“ ideal for parents, guests, or a home office
- \* \*\*Full Bathroom\*\* â€“ private and easily accessible

??? \*\*Top Floor (Third Level):\*\*

- \* \*\*Primary Bedroom Retreat\*\*
  - \* Features a \*\*luxurious 5-piece ensuite bathroom\*\*
  - \* Includes a \*\*walk-in closet\*\*
- \* \*\*Second Bedroom\*\* â€“ bright, well-sized, and comfortable
- \* \*\*Laundry Area\*\* â€“ conveniently located on the same level

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#### ??? \*\*Basement:\*\*

- \* \*\*Partly Developed\*\* â€“ offers flexible space for
  - \* Home gym
  - \* Playroom
  - \* Home theatre
  - \* Extra storage

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#### ?? \*\*Outdoor Features:\*\*

- \* \*\*Fully Fenced Backyard\*\* â€“ safe and private
- \* \*\*Deck\*\* â€“ perfect for outdoor enjoyment
- \* \*\*Parking Pad for 2\*\* â€“ accessible via back alley

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#### ?? \*\*Location & Community.\*\*

\* Situated in \*\*Cornerstone\*\*, one of Calgary's fastest-growing and most in-demand areas

\* Close to:

- \* Schools
- \* Shopping centres
- \* Parks and green spaces
- \* Public transit
- \* Easy access to \*\*Stoney Trail\*\* and major routes

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### ?? \*\*Don't Miss This Opportunity!\*\*

A perfect home for families, first-time buyers, or investors. \*\*This one won't last long!"schedule your private showing today!\*\*

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2228731      |
| Price          | \$559,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,575         |
| Acres          | 0.06          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1677 Cornerstone Boulevard Ne |
| Subdivision | Cornerstone.                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 1H2                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 31             |
| Zoning         | R-Gm           |
| HOA Fees       | 50             |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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