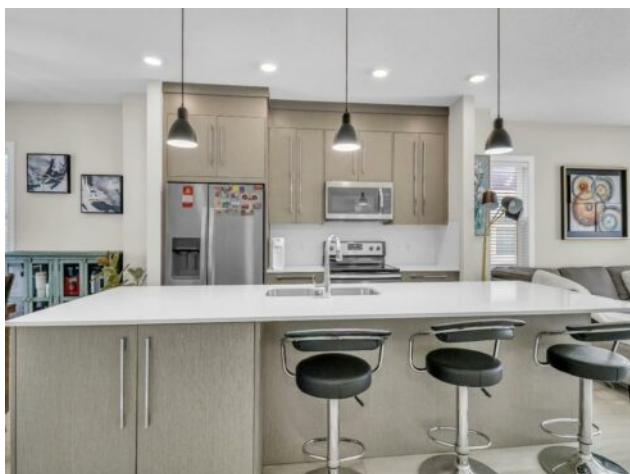


123, 30 Cornerstone Manor NE  
Calgary, Alberta

MLS # A2167192

## \$475,000



<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2016 (8 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>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

OPEN HOUSE SEP 21 AND 22 (12-2PM) Welcome to your dream home in the desirable Cornerstone community! This beautiful end unit townhome offers a perfect blend of style, convenience, and comfort. The main level features a dedicated office, den, or storage space, perfect for remote work or hobbies. The spacious living room is filled with natural light from large windows and opens to a private balcony—ideal for morning coffee or evening relaxation. Cook in style with stainless steel appliances and a stunning quartz countertop in the kitchen. Ample storage makes meal prep a breeze. The dining room features a sliding door to another balcony, perfect for outdoor dining or entertaining. The third floor includes a stacked washer and dryer for laundry convenience and three well-sized bedrooms. Enjoy low-maintenance living with vinyl flooring throughout, complemented by cozy carpet on the stairs. Enjoy the ease of double attached garage parking with built-in shelving. Experience the benefits of community living without breaking the bank! This end unit townhome is a rare find—schedule your showing today and make it yours!