

37 Cornerstone Row NE  
Calgary, Alberta

MLS # A2177449



## \$498,525

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                    |               |                  |
| <b>Type:</b>     | Residential/Other              |               |                  |
| <b>Style:</b>    | 3 Storey                       |               |                  |
| <b>Size:</b>     | 1,464 sq.ft.                   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | -                              |               |                  |
| <b>Lot Feat:</b> | Other                          |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                     | <b>Condo Fee:</b> | \$ 214 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Shingle Siding, Wood Frame                  | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Discover this brand-new, never-lived-in townhome with 1,464 sqft across three stylish levels, featuring 3 bedrooms, 2.5 baths, and a spacious 2-car tandem garage. The open-concept main floor, flooded with natural light, offers a modern living room, upgraded kitchen with stainless steel appliances, and a private balcony for outdoor relaxation. Upstairs, you'll find a convenient laundry room, two guest bedrooms, and a primary suite with a walk-in closet and a 4-piece ensuite. Located steps from key amenities like Tim Hortons, FreshCo, and Shoppers Drug Mart, and with easy access to Stoney Trail and Calgary Airport, this luxurious, low-maintenance home combines style and convenience. Please note: Interior photos are of a similar unit; furniture is not included. Multiple units with varied completion timelines are available—contact us today for more details! Property not yet built. The RMS value is based on construction blueprints.