

# \$459,999 - 6523 Country Hills Boulevard Ne, Calgary

MLS® #A2219868

**\$459,999**

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.00 Acres

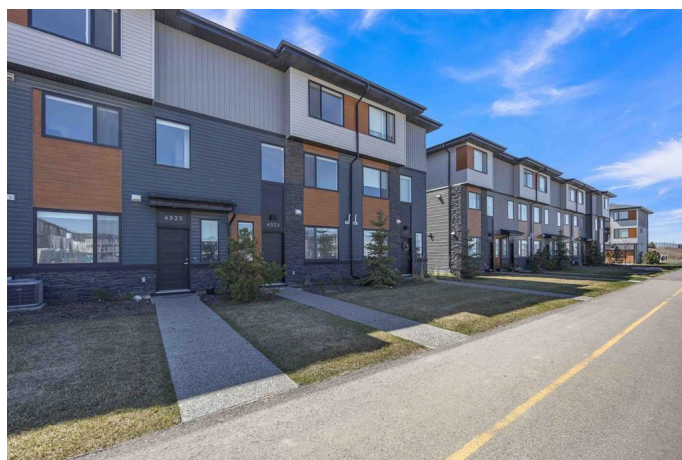
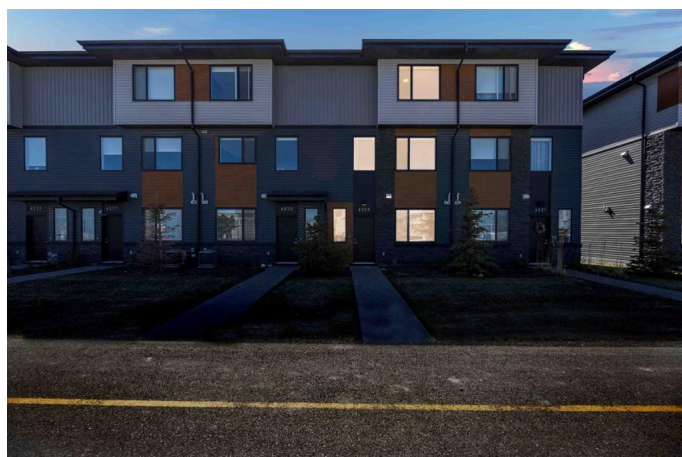
Cornerstone., Calgary, Alberta

Motivated sellers-Priced for a quick sell. This North-facing 3 bedroom + Den townhouse boasts a double attached garage. The lower level includes a versatile den with direct access to the garage. On the main floor, enjoy a spacious open living area, a tech space, a balcony, a kitchen featuring quartz countertops, kitchen island and a convenient 2-piece bathroom. Large windows throughout ensure excellent cross ventilation and abundant natural light. The upper level offers a laundry area, a linen closet, a 4-piece bathroom, two well-sized bedrooms, and a primary bedroom complete with a 3-piece ensuite and walk-in closet. Situated just steps from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and only a short drive from Calgary International Airport and local restaurants, this townhouse is a must-see. Don't wait—schedule your showing with your favorite REALTOR® today! \*virtual photos showed in the listing\*

Built in 2023

## Essential Information

MLS® #	A2219868
Price	\$459,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,452
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	6523 Country Hills Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2E1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
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Days on Market	82
Zoning	M-1
HOA Fees	55
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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