

\$440,000 - 1713 Cornerstone Boulevard Ne, Calgary

MLS® #A2247154

\$440,000

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

PRICE IMPROVEMENT!! PRIDE OF OWNERSHIP! This was what came to mind from the moment I walked into this incredibly well maintained property! From the immaculate paint, floor and trim, to the appliances that look as if they have never been used, this property offers the new buyers an opportunity to purchase a new home without the new home price! Welcome to 1713

CornerstoneBoulevard NE! Boasting 3 Bedrooms and 2.5 baths as well as 1,556 sq ft This property checks all the boxes! The convenient DOUBLE ATTACHED GARAGE provides parking for 2 vehicles as well as that added storage that we all need. This unbeatable location has ample parking in front of the main entrance (this convenience should not be overlooked by potential buyers) making for added privacy and ease of entrance. Upon entry the main level boasts a lower level flex space that could be used as a home office, TV/Movie room for relaxing, or as a home gym. Heading to the main floor, the builder upgrades are evident with LUXURY VINYL PLANKING, Immaculate paint and walls as well as MODERN FIXTURES & QUARTZ COUNTERTOPS! The Open Concept layout provides a great space for entertaining with the Kitchen Island being the focal point with ample storage and unmarked cabinetry. The EAST FACING DECK is shielded from the intense afternoon sun and overlooks the playground where you can watch your kids play from the comfort of your home! This is a



great spot to enjoy the morning sun and relax and with the compliment of its BBQ gas hookup for family cookouts! Upstairs the upgrades continue with the Master bedroom providing a welcoming retreat after a long day with its PRIVATE 4 PIECE ENSUITE BATH, Quartz countertops and ample closet space. This winning layout has 2 more bedrooms and a full 4 piece bath perfect for the little ones or visiting friends and family! Cornerstone is a family centric, new developing community with wide streets, extensive parks and green spaces and 2 new community centres soon to be constructed. The current community plans include six new schools in the master development plan. Cornerstone is just minutes to the Calgary Ring road providing access to all parts of Calgary and all levels of shopping and dining. Ample transit options and a future LRT station make this a great community for long term appreciation! Book your private showing today!

Built in 2019

Essential Information

MLS® #	A2247154
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1713 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1S4

Amenities

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	41
Zoning	(M-1)

Listing Details

Listing Office	2% 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.