

301, 50 Cornerstone Passage  
Calgary, Alberta

MLS # A2269484



**\$389,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this End-Unit, East-Facing Townhome located in the growing community of Cornerstone NE. Built in 2022, this modern and well-maintained home offers 3 bedrooms, 2.5 bathrooms, and a double attached garage, making it a perfect choice for families, first-time buyers, or investors. The main level features a bright and open layout with large windows providing plenty of natural light. The kitchen offers modern stainless steel appliances, stylish cabinetry, and a functional dining area&mdash;ideal for everyday living and entertaining. Durable vinyl flooring runs throughout the main spaces for easy maintenance. Upstairs, you'll find 3 generous-sized bedrooms including a comfortable primary suite with its own ensuite. The home also includes in-unit storage, upper-level laundry, and thoughtful interior design to maximize convenience and comfort. This property offers two access points (East and West entrances) for added practicality and ease. One of the best features of this home is the low condo fee (less than \$180/month), adding incredible value to this well-located townhome. \*\*Situated right beside public transit\*\* and close to parks, pathways, shopping, schools, Stoney Trail, Calgary Airport, and CrossIron Mills, this location is ideal for convenient living.