

# \$449,000 - 96 Cornerstone Manor Ne, Calgary

MLS® #A2236948

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Openhouse July 6th, Sunday from 11 am to 3 pm : Stylish, Spacious & Move-In Ready in Cornerstone!

Welcome to 96 Cornerstone Manor NE â€” a beautifully maintained 3-bedroom, 2.5-bathroom townhome offering 1,557 sq ft of thoughtfully designed living space across three modern levels. Built in 2020, this contemporary home in the sought-after Yorke Townhomes complex is the perfect blend of style, comfort, and location â€” ideal for families, professionals, and first-time buyers alike.

? Key Features:

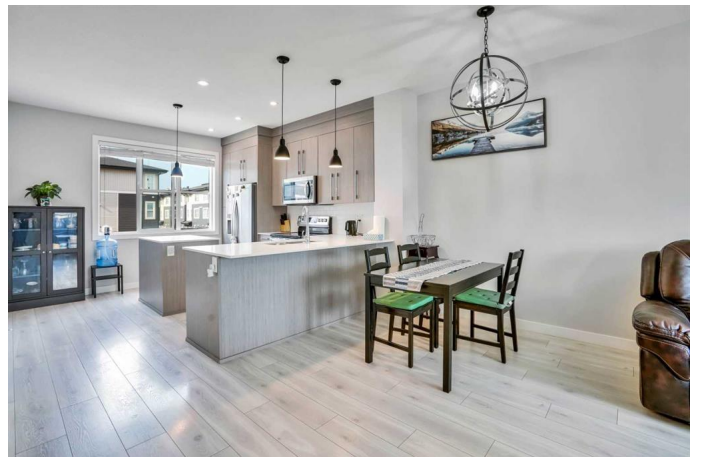
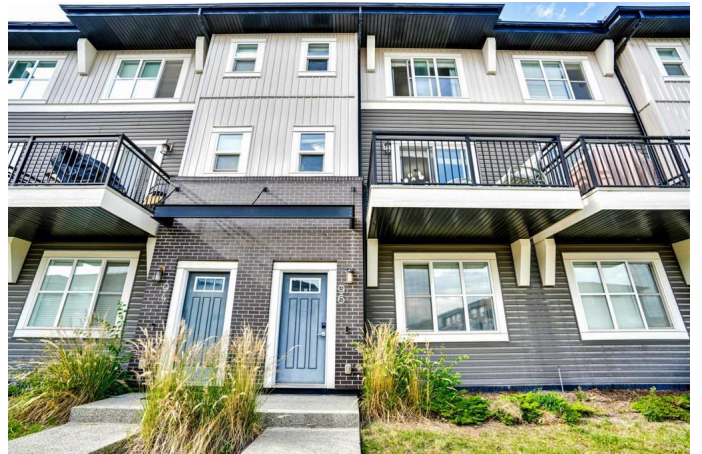
Bright and airy open-concept main floor with sleek laminate floors and elegant marble tile accents

Gourmet kitchen featuring quartz countertops, full-height cabinetry with crown molding, Whirlpool stainless steel appliances, a central island, and convenient pantry

Spacious dining and living areas perfect for entertaining or relaxing

Sunny south-facing balcony with a natural gas hookup for BBQs

Three bedrooms upstairs, including a serene primary retreat with tray ceiling, walk-in closet, and a private 4-piece ensuite



Upper-level laundry with a full-size washer & dryer for everyday convenience

Versatile entry-level flex space/office – ideal for remote work or a hobby zone

Heated double attached garage with epoxy flooring and extra storage space

Window coverings included – move right in and start living!

?? Low-Maintenance Living with Added Value:

Condo Fee: \$269/month – includes exterior maintenance, snow removal, landscaping, insurance & reserve fund

Pet-friendly (with board approval)

No smoking home

Professionally managed and part of a well-kept, family-friendly complex

?? Unbeatable Location:

Nestled in Calgary’s growing northeast community of Cornerstone, you’re close to everything – schools, parks, shopping, recreation centres, transit, major roadways (Stoney Trail), and YYC Airport. A vibrant, well-connected neighbourhood that’s perfect for today’s active lifestyle.

?? Your next home is here – spacious, modern, and full of potential. Don’t miss your chance to own this incredible townhome in one of Calgary’s fastest-growing communities. Book your private viewing today!

Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2236948               |
| Price          | \$449,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 96 Cornerstone Manor Ne |
| Subdivision | Cornerstone.            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N 1E6                 |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Garbage Chute, None, Parking, Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                           |
| Parking        | Double Garage Attached                                                                      |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, High Ceilings                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s) |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None, Playground     |
| Lot Description   | Landscaped           |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame, Concrete |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 2              |
| Zoning         | M-1            |
| HOA Fees       | 56             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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