

# \$589,999 - 1236 Cornerstone Boulevard Ne, Calgary

MLS® #A2247547

**\$589,999**

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.01 Acres

Cornerstone., Calgary, Alberta

Stunning Almost-New Duplex in Cornerstone – A Must-See! Discover modern living in this beautifully designed duplex in the vibrant community of Cornerstone! Featuring an open-concept floor plan, this home welcomes you with a spacious front-facing living room, seamlessly flowing into the elegant dining area and a gorgeous, tucked-away kitchen. Chef's Dream Kitchen, Stunning center island, Beautiful cabinetry with clean, modern look. Stainless steel appliances for a stylish touch. Large pantry for all your storage needs. Bright, wide window flooding the space with natural light. Upper-Level Comfort- 3 spacious bedrooms + a versatile bonus room, Primary room with a 3-piece ensuite & walk-in closet. Unfinished Basement – Endless Potential! 9-ft ceilings for a spacious feel, Separate exterior entrance. Rough-ins for a future bathroom – customize to your needs. Prime Location & Unbeatable Convenience! Steps from playgrounds, shopping & the new Chalo FreshCo Plaza. 5 minutes to CrossIron Mills Mall. 10 minutes to Calgary International Airport. Quick access to Deerfoot & Stoney Trail – easy commuting! This gem won't last long! Book your private showing today!

Built in 2022

## Essential Information

MLS® #                      A2247547

Price                        \$589,999



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.01
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1236 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2A6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s), Smart Home
Appliances	Built-In Freezer, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator
Heating	Exhaust Fan, Hot Water
Cooling	Other, Sep. HVAC Units
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees
Roof	Asphalt, Other

Construction	Concrete, Asphalt, Other, Shingle Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	23
Zoning	R-Gm
HOA Fees	52
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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