

# \$465,000 - 115, 30 Cornerstone Manor Ne, Calgary

MLS® #A2216474

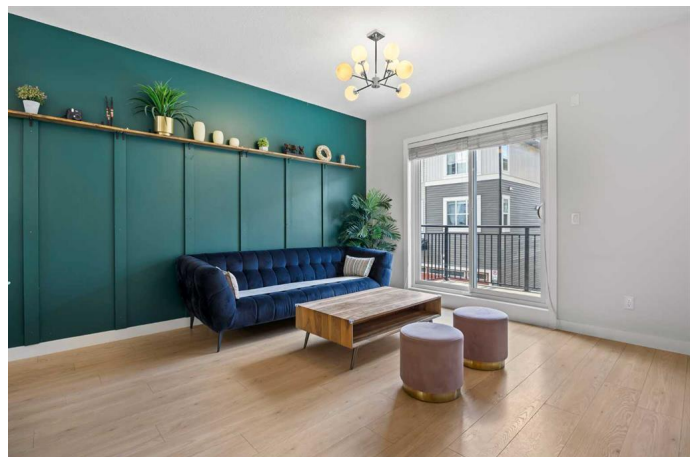
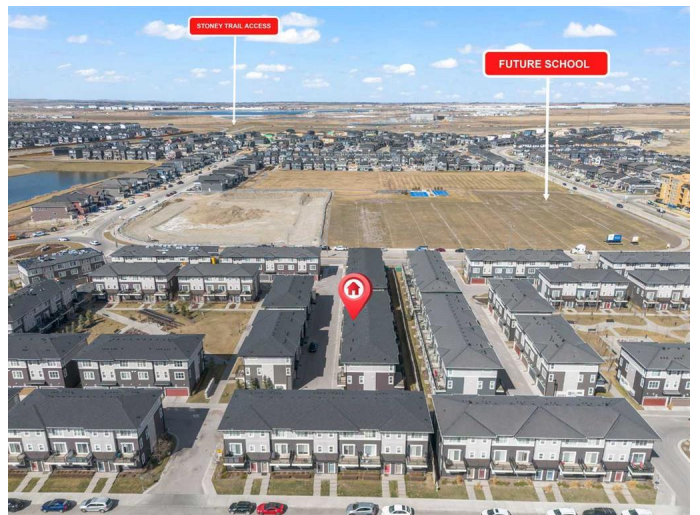
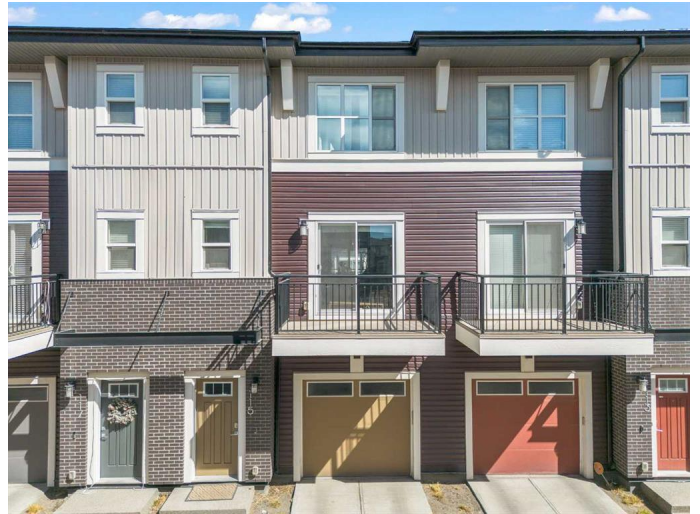
**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this beautifully upgraded, move-in ready middle unit townhouse in the highly sought-after community of Cornerstone! From the moment you walk in, you'll appreciate the thoughtful layout, starting with a versatile bonus office/den space on the main floor complete with a convenient closet. Head upstairs to the bright and spacious second floor featuring a fully open-concept living room, dining area, and modern kitchen—perfect for entertaining or everyday living. The kitchen boasts sleek cabinetry, quartz countertops, stainless steel appliances, a gas range, a large island, and ample storage, while the living room impresses with a built-in feature wall and shelving. Enjoy not one but two private balconies—one off the living room and another from the kitchen, offering light from both ends of the home and creating a warm, welcoming atmosphere. The third floor hosts three bedrooms and two full bathrooms, including a large primary bedroom with a 4-piece ensuite, and two additional well-sized bedrooms that share a stylish common bath. You™ll love the convenience of having laundry on the same floor as the bedrooms! A double attached tandem garage provides space for two vehicles, and low condo fees make this home an amazing opportunity for first-time buyers or savvy investors. Located just minutes from Stoney Trail, this home is close to shopping centers, restaurants, banks, and the future Blue Line LRT station—everything you need is right at your



fingertips in the vibrant, growing community of Cornerstone. Don't miss your chance to own this incredible home—call today to book your private showing and be sure to check out the 3D tour!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216474      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,547         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 115, 30 Cornerstone Manor Ne |
| Subdivision | Cornerstone.                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 1E6                      |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 2                         |
| Parking        | Double Garage Attached    |
| # of Garages   | 2                         |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home |
|-------------------|--------------------------------|

|            |                                                                                          |
|------------|------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating    | Forced Air                                                                               |
| Cooling    | None                                                                                     |
| Basement   | None                                                                                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Interior Lot    |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 13               |
| Zoning         | M-G              |
| HOA Fees       | 53               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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