

# \$658,000 - 1178 Cornerstone Boulevard Ne, Calgary

MLS® #A2217137

**\$658,000**

4 Bedroom, 4.00 Bathroom, 1,658 sqft

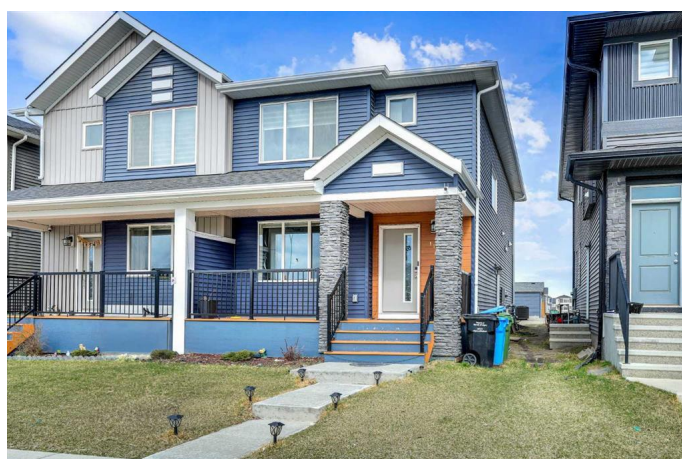
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Welcome to 1178 Cornerstone Blvd NE, a stunning home offering almost 2400 sqft of total living space and finished with upgrades that make it LOOK and FEEL LIKE A SHOWHOME . The main floor features an open-concept design with upgraded flooring, a spacious living and dining area filled with natural light from the many large windows, and a beautifully upgraded kitchen with a chimney hood fan, gas stove, and a walk-in pantry with elegant French doors. Upstairs, you will find three larger-sized bedrooms, including a large primary suite, a spacious bonus room perfect for family gatherings or a home office. The home is equipped with central air conditioning and a smart home package for year-round comfort. The fully finished legal basement suite offers a well-designed layout featuring one bedroom, a kitchen, a three-piece washroom, a bright living room, and plenty of storage space, and it is already generating excellent rental income, making it an ideal opportunity for both homeowners and investors. Located in a prime location within WALKING distance to grocery stores (Chalo Freshco, Tim Hortons, Staples, Dollarama), bus stops. Also, easy access to all the major exits, Amazon warehouse and the airport. This is the ideal opportunity for a first-time home buyer or an Investor.

Built in 2022

## Essential Information



1178 Cornerstone Blvd NE, Calgary, AB

Main Floor Exterior Area 808.97 sq ft  
Interior Area 742.37 sq ft



0 3 6 ft

PREPARED: 2025/05/01

While regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|                |                        |
|----------------|------------------------|
| MLS® #         | A2217137               |
| Price          | \$658,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,658                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1178 Cornerstone Boulevard Ne |
| Subdivision | Cornerstone.                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N2A7                        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other                   |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, French Door   |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Balcony   |
| Lot Description   | Back Lane |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Concrete, Other |
| Foundation   | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 5             |
| Zoning         | R-Gm          |
| HOA Fees       | 52            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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