

# \$589,999 - 1292 Cornerstone Boulevard Ne, Calgary

MLS® #A2208225

**\$589,999**

3 Bedroom, 3.00 Bathroom, 1,645 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

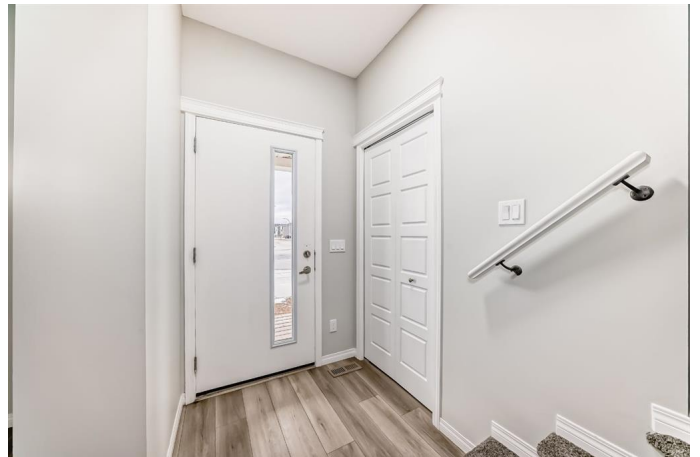
Stunning Almost-New Duplex (corner lot) in Cornerstone – A Must-See!

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.  
Additional common bath for convenience.

Unfinished Basement – Endless Potential!  
9-ft ceilings for a spacious feel,  
Separate exterior entrance.  
Two egress-sized windows for natural light & safety.  
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® #         | A2208225               |
| Price          | \$589,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,645                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1292 Cornerstone Boulevard Ne |
| Subdivision | Cornerstone.                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 2A5                       |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other, Park |
| Parking Spaces | 2           |

|         |                                       |
|---------|---------------------------------------|
| Parking | Alley Access, Off Street, Parking Pad |
|---------|---------------------------------------|

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home               |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings |
| Heating           | Exhaust Fan, Hot Water, Standard                                                                       |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | See Remarks, Unfinished                                                                                |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Courtyard, Playground              |
| Lot Description   | Back Yard, Corner Lot              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 16              |
| Zoning         | R-G             |
| HOA Fees       | 52              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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