

# \$534,900 - 91 Cornerstone Path Ne, Calgary

MLS® #A2187096

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

This Gorgeous 3 bed, 2.5 bath townhome comes with a double detached garage, NO Condo Fees and shows like new (built in 2023). The main level offers an open floor plan with high ceilings, wide vinyl plank flooring and large windows that bring in tons of natural sunlight. The ultra-lux kitchen is a Chef's delight with upgraded S/S appliances, custom white cabinets, granite counter-tops plus a large center island/breakfast bar that overlooks the separate dining area and large living room. Completing the main level is a large front entrance, 2pc bath and rear mudroom. Upstairs you will find an oversized master bedroom with a 5pc ensuite (dual vanities and large soaker tub) plus two additional bedrooms, a 4pc bath and laundry area. The basement is ready for development with high ceilings, large windows and rough-in for a bathroom. Additional bonuses include: New upgraded shingles (2025), Central A/C (2024) and NO Condo Dues. Located close to schools, parks, major shopping, City transit and easy access to Stoney and Deerfoot Trail.

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2187096  |
| Price     | \$534,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 91 Cornerstone Path Ne |
| Subdivision | Cornerstone.           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 2J4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Data |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan                              |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                             |

|              |                                                     |
|--------------|-----------------------------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation   | Poured Concrete                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 94                 |
| Zoning         | R-Gm               |
| HOA Fees       | 53                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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