

# \$475,000 - 38 Cornerstone Passage Ne, Calgary

MLS® #A2226025

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

**4 BEDS | ATTACHED DOUBLE GARAGE | 2.5 BATH | STREET FACING - GROUND FLOOR** | Welcome to this beautifully designed ground floor-unit townhome with street frontage, perfectly situated in the vibrant community of Cornerstone. Featuring 4 bedrooms, 2.5 bathrooms, and a double attached heated garage, this home effortlessly combines comfort, style, and practicality. Enjoy the convenience of direct street access, offering front street parking and a delightful front yard—an ideal spot for children to play or simply relax outdoors.

The entry level includes a spacious bedroom that works well as a guest suite or home office, along with a large closet, utility room, crawl space, and extra storage. On the main floor, you'll find an inviting open-concept layout with luxury vinyl plank flooring and a gourmet kitchen outfitted with quartz countertops, stainless steel appliances, a pantry, full-height soft-close cabinets, and a generous island with seating. The living and dining areas connect seamlessly to a private, South-facing balcony equipped with a gas line for your BBQ—perfect for hosting or enjoying quiet evenings outside. A convenient 2-piece bathroom and an additional storage closet complete this floor.

Upstairs, you'll discover three bright and well-proportioned bedrooms, including a tranquil primary retreat featuring a tray ceiling,



walk-in closet, and a private 4-piece ensuite. A second full bathroom and upstairs laundry add to the home's thoughtful layout.

Located in a master-planned, well-connected neighborhood, you'll appreciate close proximity to parks, upcoming schools, shopping centers, and public transit. With quick access to Stoney Trail, Country Hills Blvd, Deerfoot Trail, Calgary International Airport, and CrossIron Mills, everything you need is within easy reach. This move-in-ready home is a rare find—schedule your showing today!

Built in 2021

**Essential Information**

MLS® #	A2226025
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,660
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	38 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N2G1

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	34
Zoning	M-G

### Listing Details

Listing Office	Five Star Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.