

# \$469,900 - 22 Cornerstone Passage Ne, Calgary

MLS® #A2220298

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

4 BED | 2.5 BATH | DOUBLE ATTACHED GARAGE | LOW CONDO FEES | Welcome to this stunning street-facing corner-unit townhome, ideally located in the thriving community of Cornerstone. Offering 4 bedrooms, 2.5 bathrooms, and a double attached heated garage, this home delivers the perfect blend of comfort, functionality, and style. Enjoy the added benefit of direct street access, giving you front street parking and a charming front yard area—perfect for kids to play or enjoy the outdoors. Inside, the ground level features a spacious bedroom (ideal for a home office or guest room), a generous closet, utility room, crawl space, and additional storage. Upstairs on the main level, you're greeted with luxury vinyl plank flooring, an open-concept layout, and a beautifully appointed kitchen complete with quartz countertops, stainless steel appliances, a pantry, full-height soft-close cabinetry, and a large island with seating. The open dining and living spaces flow seamlessly to a private West-facing balcony with a BBQ gas line—perfect for outdoor dining and relaxing. A 2-piece bath and extra storage closet complete this level. The third floor boasts three bright and spacious bedrooms, including a serene primary suite with a tray ceiling, walk-in closet, and a private 4-piece ensuite. A second full bath and convenient upstairs laundry round out this level. Located in a well-connected, master-planned community, you'll enjoy nearby parks, future schools, shopping plazas,



and transit options. With quick access to Stoney Trail, Country Hills Blvd, Deerfoot Trail, Calgary International Airport, and CrossIron Mills, everything you need is just minutes away. Don't miss your chance to own this move-in-ready home—book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2220298
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	22 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2G1

**Amenities**

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

**Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

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

## Additional Information

Date Listed	May 12th, 2025
Days on Market	61
Zoning	M-G

## Listing Details

Listing Office	4th Street Holdings Ltd.
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