

# \$449,900 - 316 Corner Glen Circle Ne, Calgary

MLS® #A2243784

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,556 sqft

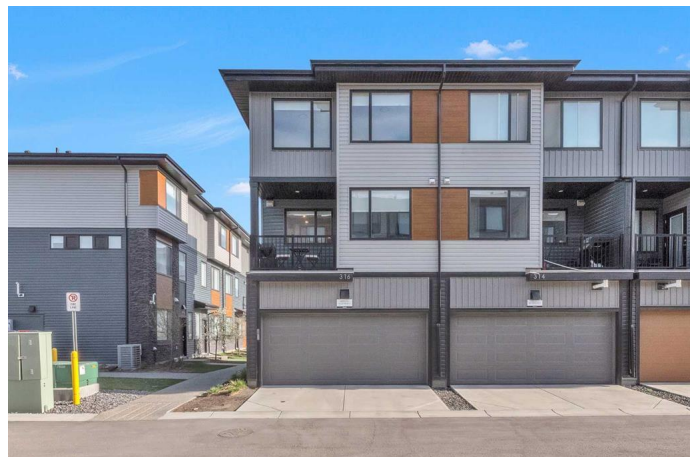
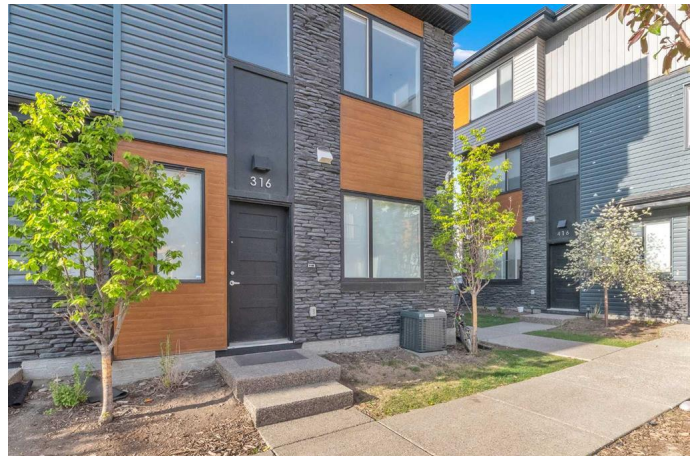
Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 30th, 2025 from 11:00 AM- 1:00 PM. Welcome to your new home in the desirable community of Cornerstone! This END UNIT, 3-storey townhome with central air conditioning offers a total of 4 bedrooms, 2.5 bathrooms, and a double attached garage. Ideally located close to all amenities—including shopping, transit, future schools, parks, and with easy access to the Airport, Stoney Trail, and Deerfoot Trail—this home is perfect for convenience and comfort. As you enter through the main entrance, you're welcomed by a flex room that can be used as a bedroom or home office, along with access to the double garage. The main level features an open-concept floor plan, complete with a spacious kitchen with quartz countertops, dining area, living room, a 2-piece bathroom, and an additional flex room that opens to a private deck with a gas line—ideal for outdoor grilling or relaxing. Upstairs, the primary bedroom includes a walk-in closet and a 3-piece ensuite. You'll also find two more bedrooms, a 4-piece main bathroom, and a convenient laundry area. This well-maintained complex boasts a beautifully landscaped courtyard and ample visitor parking. Quick possession is available—call today to book your private viewing!

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2243784      |
| Price          | \$449,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,556         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 316 Corner Glen Circle Ne |
| Subdivision | Cornerstone.              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 2E1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Visitor Parking  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
|-------------------|-------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Landscaped                      |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 34              |
| Zoning         | M-1             |
| HOA Fees       | 55              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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