

\$459,999 - 6523 Country Hills Boulevard Ne, Calgary

MLS® #A2219868

\$459,999

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.00 Acres

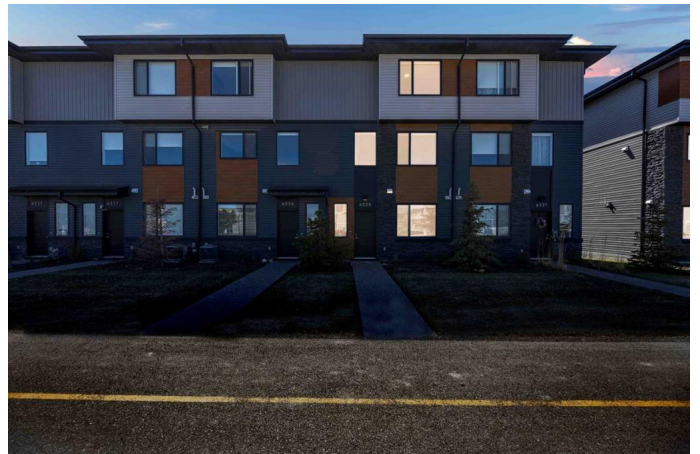
Cornerstone., Calgary, Alberta

Motivated sellers-Priced for a quick sell. This North-facing 3 bedroom + Den townhouse boasts a double attached garage. The lower level includes a versatile den with direct access to the garage. On the main floor, enjoy a spacious open living area, a tech space, a balcony, a kitchen featuring quartz countertops, kitchen island and a convenient 2-piece bathroom. Large windows throughout ensure excellent cross ventilation and abundant natural light. The upper level offers a laundry area, a linen closet, a 4-piece bathroom, two well-sized bedrooms, and a primary bedroom complete with a 3-piece ensuite and walk-in closet. Situated just steps from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and only a short drive from Calgary International Airport and local restaurants, this townhouse is a must-see. Don't wait—schedule your showing with your favorite REALTOR® today! *virtual photos showed in the listing*

Built in 2023

Essential Information

MLS® #	A2219868
Price	\$459,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,452
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	6523 Country Hills Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2E1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
-------------	---------------

Days on Market	87
Zoning	M-1
HOA Fees	55
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP 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.