

\$599,990 - 83 Corner Meadows Grove Ne, Calgary

MLS® #A2262617

\$599,990

5 Bedroom, 4.00 Bathroom, 1,478 sqft
Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

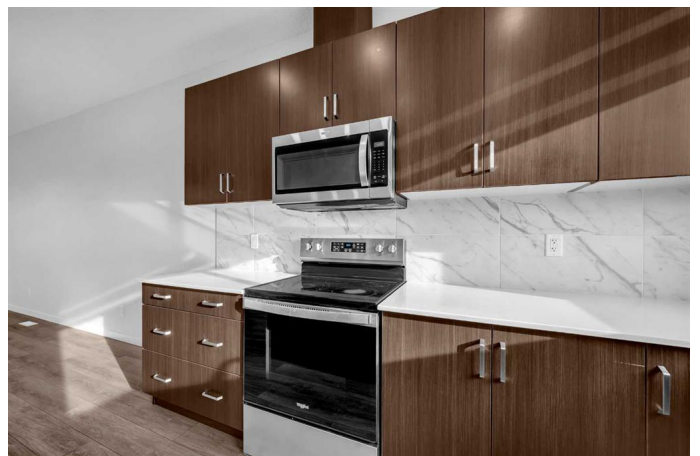
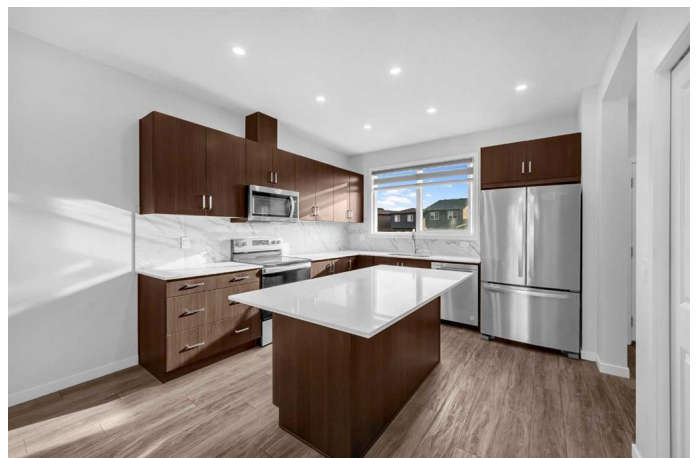
Best Pricing + Legal Basement Suite, Already Rented at \$1450/month. Welcome to 83 Corner Meadows Grove NE, a beautifully designed 2023-built Jayman home nestled in the family-friendly community of Corner Meadows. Offering nearly 1,478 sq. ft. of above-grade living space, this property blends comfort, functionality, and investment potential.

The main floor features an open and bright living area, a modern kitchen with ample cabinetry, a spacious dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms including a generous primary suite with a walk-in closet and private 4-piece ensuite, plus an additional full bathroom.

A standout feature is the legal 2-bedroom basement suite with separate side entrance, currently generating \$1,450/month rental income. Complete with its own kitchen, laundry, 4-piece bath, and two bedrooms, it's an ideal mortgage helper, rental opportunity, or extended family space.

This energy-efficient home comes with 10 solar panels, triple pane windows, and a high-efficiency furnace, helping reduce utility costs and ensuring long-term value.

Enjoy unmatched convenience with a playground, pond, and walking pathways just



steps away. Bus stops are a 2-minute walk, while schools, parks, and shopping (including Chalo Freshco Plaza) are nearby. Sports enthusiasts will also appreciate the local cricket ground and community recreation options.

Combining practicality with income potential, this turn-key home offers a vibrant lifestyle and a smart investment in one of Calgary’s growing communities.

Built in 2023

Essential Information

MLS® #	A2262617
Price	\$599,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,478
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	83 Corner Meadows Grove Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2C3

Amenities

Amenities	Park
Parking Spaces	2

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.