



GRASSROOTS
REALTY GROUP

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136 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2238204



\$610,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,425 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	See Remarks	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunning 3+1 Bedroom Duplex with Income Potential in Cornerstone! Discover modern living at its finest in this pristine semi-detached duplex at 136 Cornerstone Avenue NE. Perfectly designed for families, first-time buyers, or investors, this home boasts a spacious layout with 3 bedrooms upstairs and a fully finished basement featuring 1 bedroom and a separate entrance ideal for rental income or extended family. 3+1 Bedrooms, Three spacious bedrooms upstairs. Central Air Conditioning Stay cool and comfortable year round. Double Attached Garage. Built-In Appliances Sleek, modern kitchen with high end appliances and open floor concept with big island. Convenient laundry facilities in both the basement and upper level. Immaculate Condition Well maintained interior and exterior, move-in ready Located in the vibrant, family friendly community of Cornerstone, this home is surrounded by amenities including schools, parks, shopping at Cornerstone Centre, and easy access to transit via Stoney Trail and Més;is Trail NE. The backyard offers space for outdoor fun, barbecues, or relaxation under Calgary’s big skies.