



**519 Cornerstone Avenue NE
Calgary, Alberta**

MLS # A2261269



\$584,800

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,347 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Electric Stove x2, Microwave-hood-fan x2, Washer & Dryer x2, Dishwasher x2.

THE BEST PRICED Semi-Detached Home with Legal Suite Perfect for First-Time Buyers or Investors. Welcome to 519 Cornerstone Avenue NE, a beautifully crafted two-story residence offering over 1,900 sqft of living space in the lively Cornerstone community. This lovely home features a legal one-bedroom suite in the basement, complete with its own side entrance, full kitchen, bathroom, and private laundry making it an ideal opportunity for rental income or multi-generational living! The main floor is bright and open, with a seamless flow between the living room and modern kitchen, which boasts stylish cabinets and ample counter space. A handy mudroom and a two-piece bathroom complete this level. Upstairs, the primary bedroom is a cozy retreat with a walk-in closet and a private ensuite. Two additional bedrooms, a shared four-piece bathroom, and an upstairs laundry room enhance the home's practicality and comfort. Located in the desirable Cornerstone neighborhood, this home provides quick access to major roads like Country Hills Blvd and Stoney Trail, easing your daily commute. You'll also find nearby amenities such as restaurants, grocery stores, shopping centers, parks, playgrounds, CrossIron Mills, and Calgary International Airport all just minutes away! Whether you're a first-time buyer or an investor seeking a property with good cash flow, this home is a must-see. Schedule your showing today!