

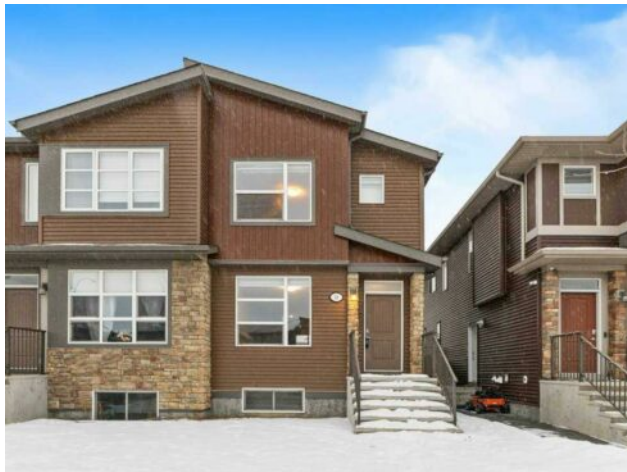


**GRASSROOTS**  
REALTY GROUP

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**59 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2274848**



**\$550,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Dining Table, Downstairs Washer, Downstairs Dryer, Downstairs Microwave Hood Fan, Downstairs Fridge, Downstairs Dishwasher, Downstairs Electric Stove.

Welcome to this well-maintained 4 bedroom, 3.5 bathroom half-duplex located in the established community of Cornerstone NE. Offering over 1,440 sq. ft. of living space, this property features a bright and functional layout with large windows providing plenty of natural light throughout. The upper level includes 3 bedrooms, 2 full bathrooms, and its own dedicated laundry, creating convenience and privacy for the main living space. The basement is fully developed with a separate side entrance, its own laundry, and is currently occupied by a respectful tenant. With prime location near Stoney Trail, Calgary International Airport, grocery stores, fitness facilities, restaurants, and other everyday amenities, making it a practical choice for a wide range of occupants. With Calgary's consistently strong rental demand, this property may appeal to buyers seeking a residence with the ability to generate supplemental income. A solid opportunity in a convenient NE location. Book your showing today.