



**59 Cornerstone Avenue NE
Calgary, Alberta**

MLS # A2274848

\$550,000



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	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.