



**GRASSROOTS**  
REALTY GROUP

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**559 cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2277324**



**\$520,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	NONE		

Immaculate 3 Bedroom Duplex with Income Potential in Cornerstone! Discover modern living at its finest in this pristine semi-detached duplex at 559 Cornerstone Avenue NE. Perfectly set up for families, first-time buyers, or investors, this home boasts of a spacious layout with 3 bedrooms upstairs and a separate entrance leading to the basement which is partially finished ideal for rental income or extended family. Three spacious bedrooms and laundry upstairs. Modern kitchen with high end appliances and open floor concept. Stunning 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 M&eacute;tis Trail NE. The backyard offers space for outdoor fun, barbecues, or relaxation under Calgary's big skies.